

SUBDIVISION PLAT OF THE RIDGE AT STONE OAK, UNIT-2

PLANNED UNIT DEVELOPMENT

BEING 35.3579 ACRES OF LAND OUT OF THAT PORTION OF THE BEATY, SEALE & FORWOOD SURVEY No. 9, ABSTRACT No. 112, COUNTY BLOCK 4939 AND OUT OF THAT PORTION OF THE L. C. GROUTHAUS SURVEY No. 12, ABSTRACT No. 930, COUNTY BLOCK 4936, BEAR COUNTY, TEXAS.

DEVELOPER:
LUMBERMEN'S INVESTMENT CORP., A DELAWARE CORP.
1300 SOUTH MOPAC
P.O. BOX 2030
AUSTIN, TEXAS 78768
TEL. No. (512) 434-5786

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	90°00'00"	5.00'	7.85'
b	15.00'	60°00'00"	8.66'	15.71'
c	15.00'	55°34'42"	7.91'	14.55'
d	15.00'	60°07'50"	8.68'	15.74'
1	475.00'	00°55'28"	3.83'	7.66'
2	175.00'	33°26'49"	52.58'	102.16'
3	258.50'	14°05'13"	31.94'	63.56'
4	525.00'	19°21'36"	89.55'	177.39'
5	680.00'	06°03'52"	36.02'	71.98'
6	730.00'	06°03'52"	38.67'	77.27'
7	375.00'	15°30'02"	51.04'	101.45'
8	425.00'	15°30'02"	57.84'	114.98'
9	150.00'	34°10'08"	46.10'	89.45'
10	200.00'	34°10'08"	61.47'	119.27'
11	775.00'	15°01'49"	102.24'	203.30'
12	825.00'	15°15'29"	110.50'	219.70'
13	65.00'	300°00'00"	-	340.34'
14	60.00'	295°28'52"	-	309.43'

LEGEND:

EXIST. ——— EXISTING
ELEC. ——— ELECTRIC
TEL. ——— TELEPHONE
CATV ——— CABLE TELEVISION
SAN. SWR. ——— SANITARY SEWER
ESM.T. ——— EASEMENT
R.O.W. ——— RIGHT-OF-WAY
BLDG. ——— BUILDING
N.C.B. ——— NEW CITY BLOCK
BLK. ——— BLOCK
E.G.T. & CATV ESM.T. ——— ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

FOR GENERAL NOTES
SEE SHEET 2 of 2

N.G.S. STATION IS "MILLER PID AY0121"
BEARING AND DISTANCE BETWEEN HORIZONTAL
CONTROL POINTS IS S51°34'01"W 1128.00'

SCALE: 1" = 100'

BEARINGS ARE BASED ON
STONE OAK SUBD. UNIT-7
RECORDED IN:
VOLUME 9515 PAGES 24-30

NOTE:
NO C OF O'S WILL BE ISSUED TO STRUCTURES
CONSTRUCTED WITHIN THE RIDGE AT STONE OAK,
UNIT-2 UNTIL HARDY OAK EXTENSION, PLAT #020342
IS APPROVED AND RECORDED AS PER DEVELOPER
AGREEMENT

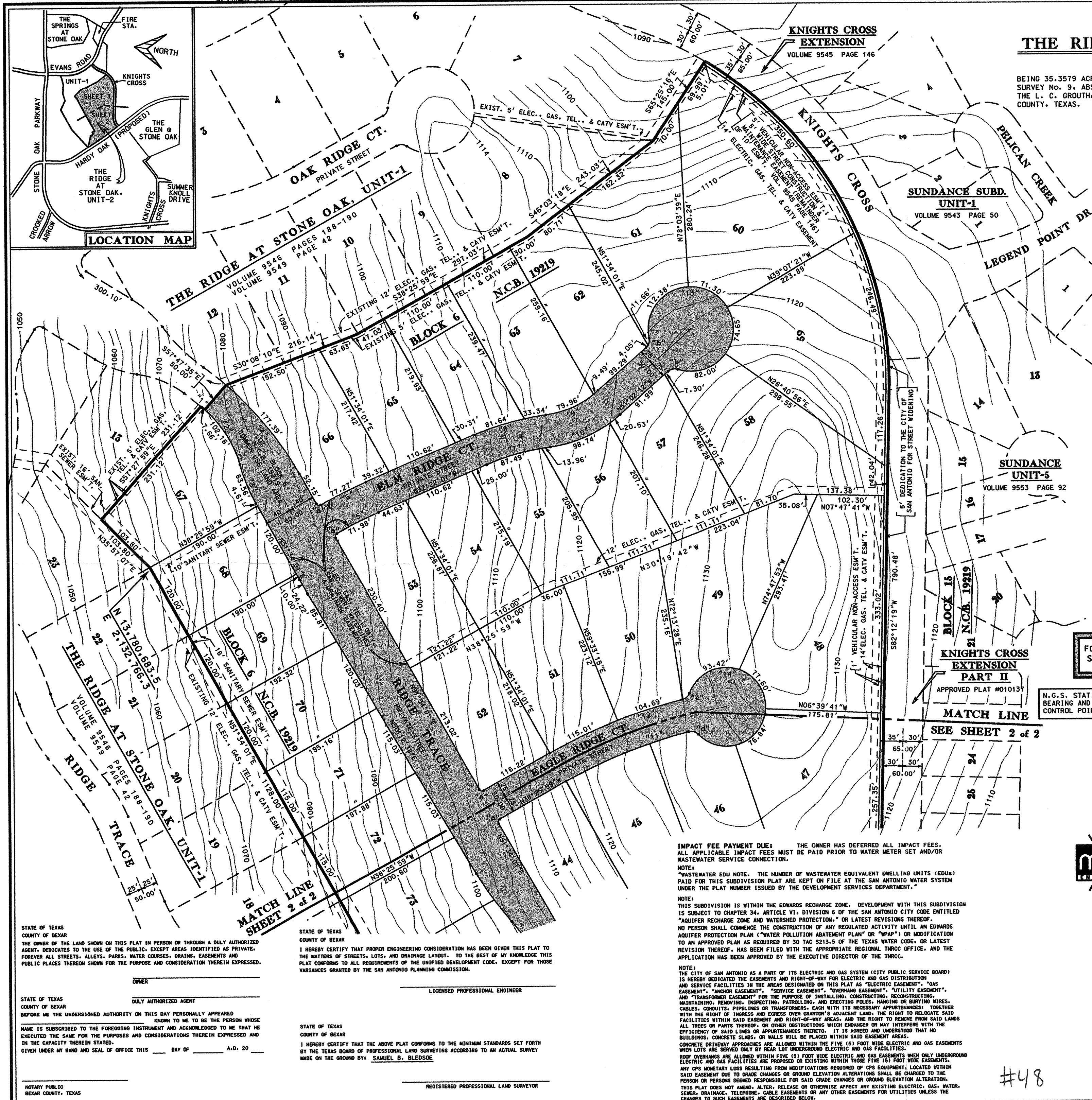
MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-74889 TEL. No. (210) 545 - 1122

THIS PLAT OF THE RIDGE AT STONE OAK, UNIT-2 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____
BY _____ SECRETARY _____ BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
_____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY
RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M.
IN THE RECORDS OF
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEAR COUNTY, TEXAS
BY _____, DEPUTY



STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE,
FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND
PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO
THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH
BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY
MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES.
ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR
WASTEWATER SERVICE CONNECTION.

NOTE:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITH THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPA") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TRWC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TRWC.

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY COPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF COPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

#48

SUBDIVISION PLAT OF THE RIDGE AT STONE OAK, UNIT-2

PLANNED UNIT DEVELOPMENT

BEING 35.3579 ACRES OF LAND OUT OF THAT PORTION OF THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4939 AND OUT OF THAT PORTION OF THE L. C. GROUTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936, BEAR COUNTY, TEXAS.

WPA# 98-032

- NOTE:
- LOT 1, BLOCK 6, N.C.B. 19219, UNIT-1 CONTAINS 4.6869 ACRES AND LOT 1, BLOCK 6, N.C.B. 19219, UNIT-2 CONTAINS 4.3239 ACRES FOR A TOTAL 9.0108 ACRES AND IS COMMON USE LAND AREA.
 - A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
 - NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE BACK OF SIDEWALK.
 - FINISHED FLOOR ELEVATION OF HOUSE SLABS SHALL BE A MINIMUM OF 8-INCHES ABOVE FINAL GRADE OF ADJACENT GROUND.
 - PRIVATE STREETS ARE DESIGNATED BY SHADDED AREAS, AND ALSO, ARE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 - THE MAINTENANCE OF PRIVATE STREETS AND ALL DRAINAGE RIGHT-OF-WAYS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN THE RIDGE OF STONE OAK, UNIT-2, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.
 - 43 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

MATCH LINE
SEE SHEET 1 of 2

**KNIGHTS CROSS
EXTENSION
PART II**
APPROVED PLAT #010137

**SUNDANCE
UNIT-5**
VOLUME 9553 PAGE 92

DEVELOPER:
LUMBERMEN'S INVESTMENT CORP., A DELAWARE CORP.
1300 SOUTH MOPAC
P.O. BOX 2030
AUSTIN, TEXAS 78768
TEL. No. (512) 434-5786

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLOG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
E.G.T. & CATV ESM'T.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
1020	EXISTING CONTOUR
1010	PROPOSED CONTOUR

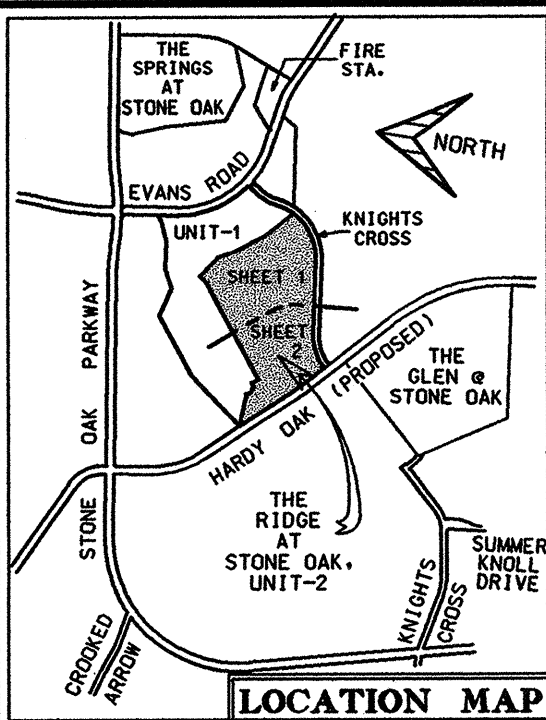
NOTE:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

mcc **MACINA, BOSE, COPELAND & ASSOCIATES, INC.**
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-7489
TEL. No. (210) 545 - 1122

THIS PLAT OF THE RIDGE AT STONE OAK, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____
BY _____ SECRETARY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____
COUNTY CLERK, BEAR COUNTY, TEXAS
By: _____ DEPUTY



SCALE: 1"=100'

BEARINGS ARE BASED ON STONE OAK SUBD. UNIT-7 RECORDED IN: VOLUME 9515 PAGES 24-30 1060

N.G.S. STATION IS "MILLER PID AYO121", BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS S51°34'01"W 1128.00'

NO.	BEARING	DIST.
T1	S42°37'02"W	6.07'
T2	N42°37'02"E	4.00'
T3	S87°37'02"E	28.28'
T4	N87°37'02"W	31.21'
T5	N47°22'58"W	7.07'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	90°00'00"	5.00'	7.85'
b	15.00'	60°00'00"	8.66'	15.71'
c	15.00'	55°34'42"	7.91'	14.55'
d	15.00'	60°07'50"	8.68'	15.74'
e	9.00'	89°18'37"	8.89'	14.03'
f	9.00'	73°49'33"	6.76'	11.60'
g	30.00'	64°04'50"	18.78'	33.55'
h	19.00'	68°37'19"	12.97'	22.76'
11	775.00'	15°01'49"	102.24'	203.30'
12	825.00'	15°15'29"	110.50'	219.70'
14	60.00'	295°28'52"	-	309.43'
15	51.00'	119°54'48"	88.18'	106.74'
16	51.00'	94°16'20"	54.95'	83.91'
17	111.00'	32°12'32"	32.05'	62.40'
18	51.00'	152°52'07"	211.36'	136.07'
19	115.00'	46°14'16"	49.10'	92.81'
20	165.00'	10°58'08"	15.84'	31.59'
21	523.00'	10°07'22"	46.32'	92.40'
22	377.01'	11°28'45"	37.89'	75.53'
23	175.00'	89°59'60"	175.00'	274.89'
24	225.00'	20°31'43"	40.74'	80.62'
25	225.00'	52°36'27"	111.22'	206.59'
26	175.00'	10°01'12"	15.34'	30.60'
27	225.00'	10°01'12"	19.72'	39.35'
28	480.00'	39°35'17"	172.75'	331.65'
29	1957.00'	04°21'23"	74.43'	148.80'

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____
DULY AUTHORIZED AGENT _____
BEFORE ME THE UNDERSIGNED NOTARY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER _____
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

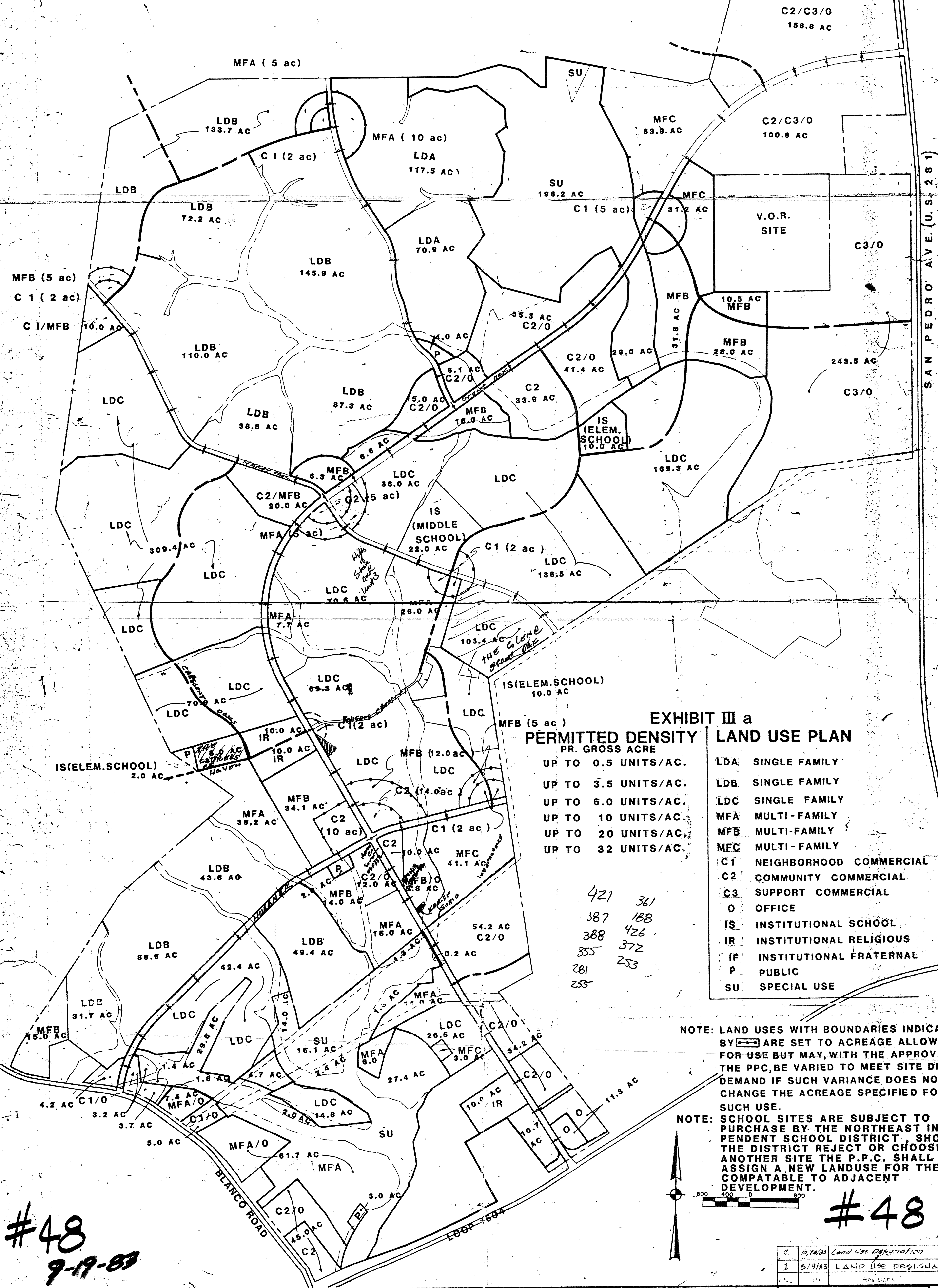
NOTE:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE:
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NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

#48

01 MAY 20 11 14 10
STONE OAK, INC.
SAN ANTONIO, TEXAS 78216



#48



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

#48 LAND USE PLAN

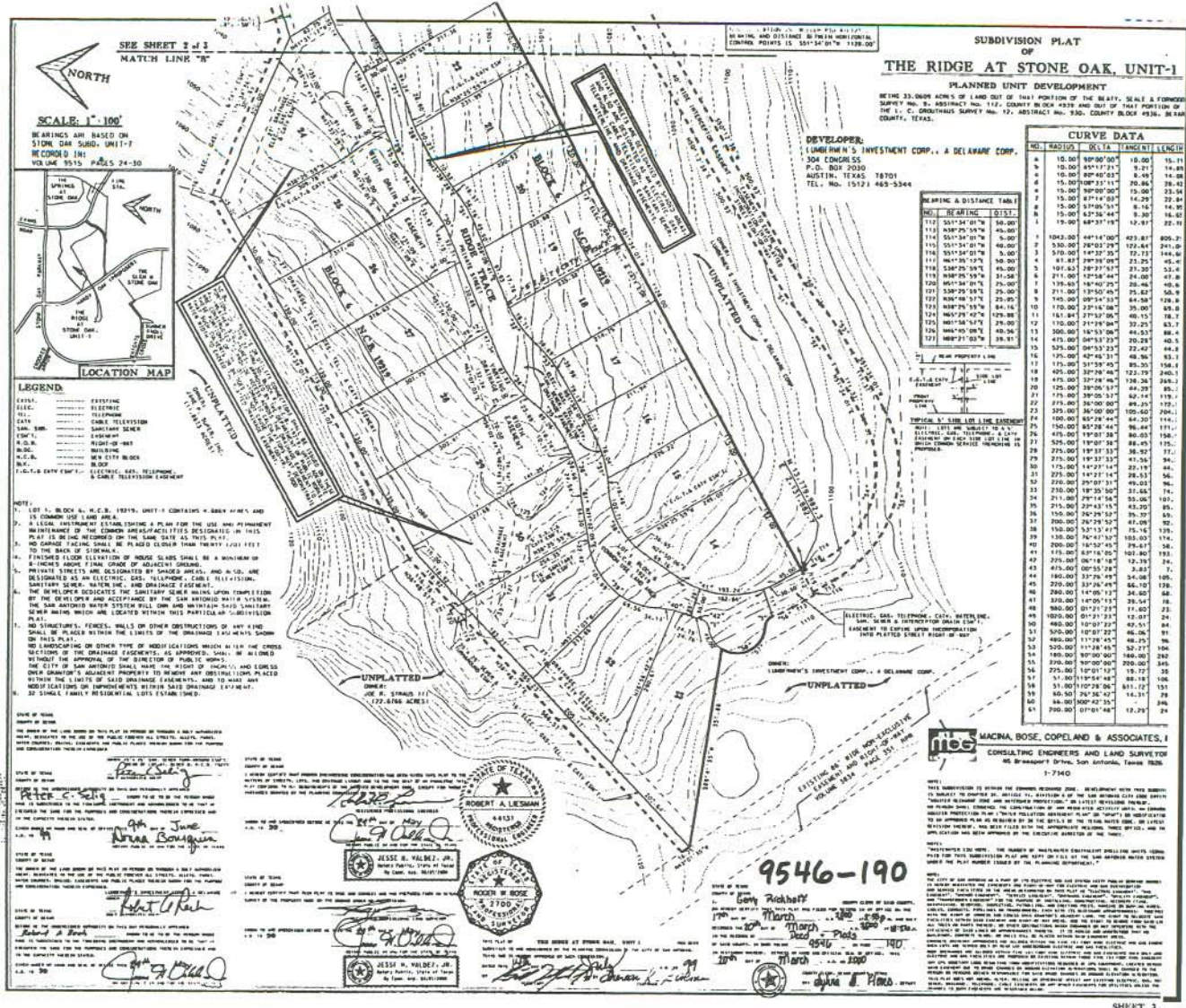


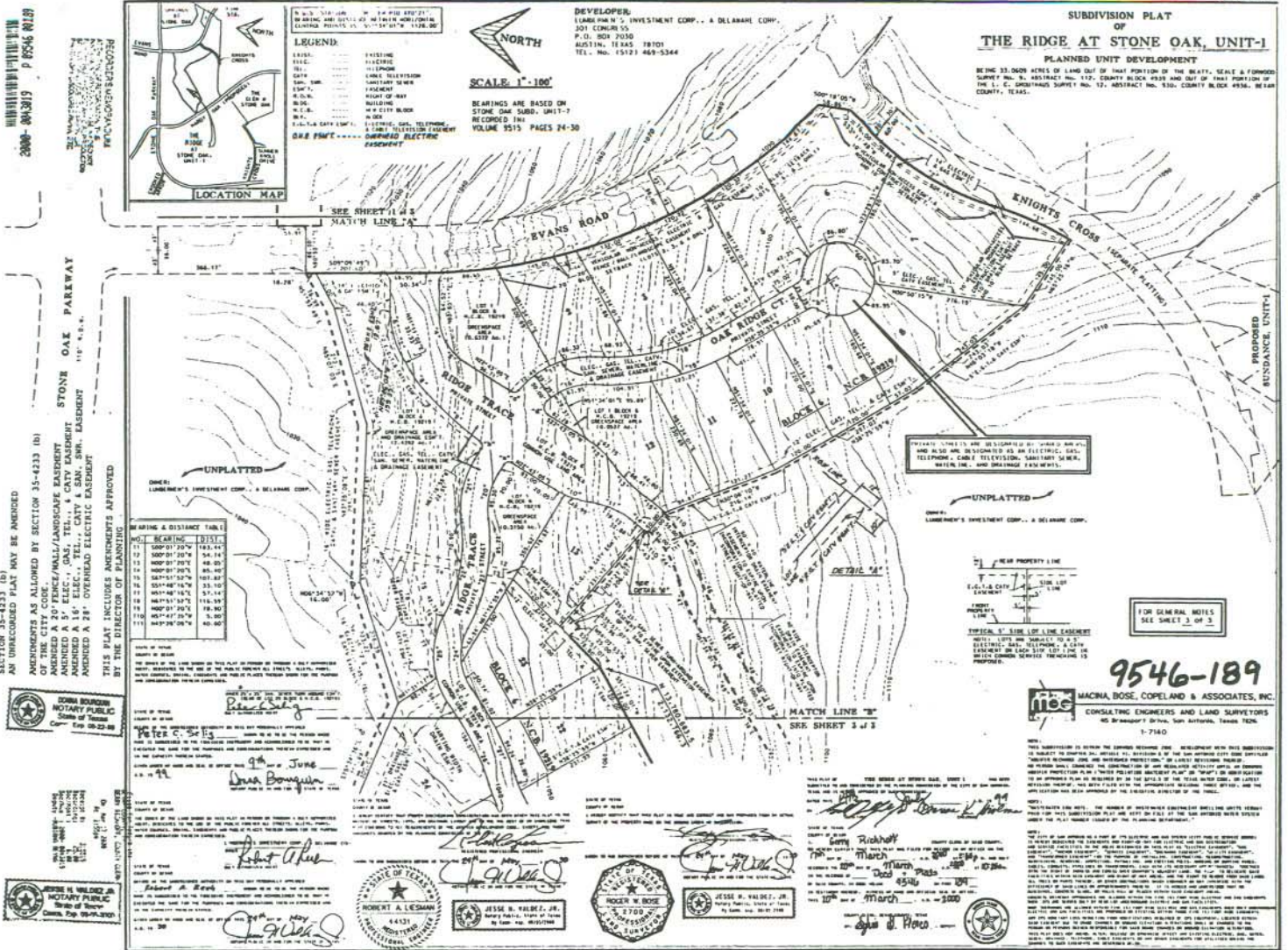
SECTION 35-4333 (N)
AM UNRECORDED PLAT MAY BE AMENDED
AS ALLOWED BY SECTION 35-4333 (b)
AMENDMENTS AS ALLOWED BY SECTION 35-4333 (b)
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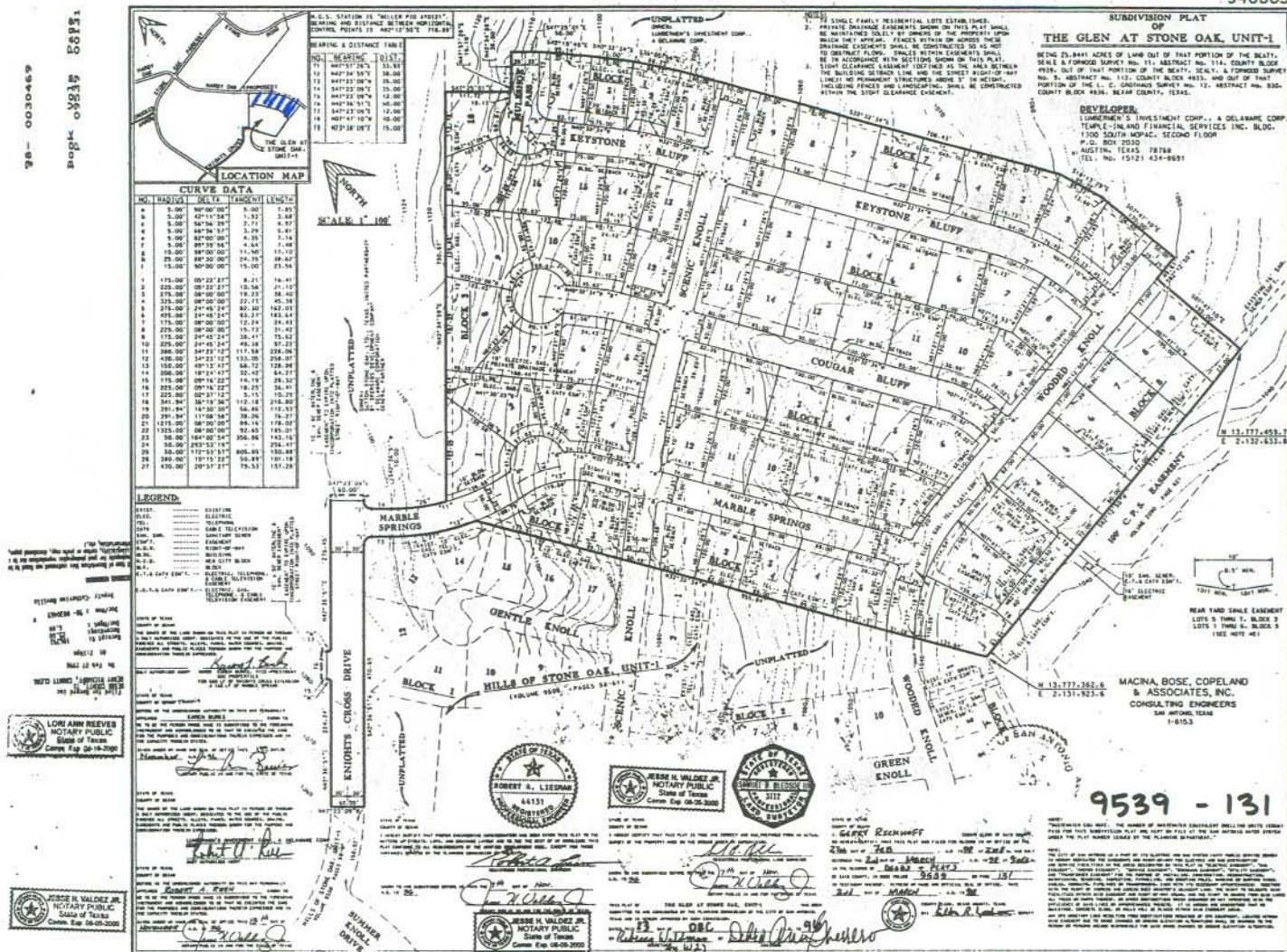
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AMENDMENTS AS ALLOWED BY SECTION 35-4333 (b)







INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-16-65-24
(To be assigned by the Planning Dept.)

STONE OAK
P.O.A.D.P. NAME

STONE OAK INC.
NAME OF DEVELOPER/SUBDIVIDER

11306 SIR WINSTON 78216
ADDRESS

PHONE NO.

HALLENBERGER TELEFORD INC.
NAME OF CONSULTANT

ADDRESS

349-6571
PHONE NO.

GENERAL LOCATION OF SITE N.E. CORNER OF THE INTERSECTION
OF BLANCO RD. & LOOP 1604

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- ☒ City Water Board
☐ Other District _____
Name
☐ Water Wells

- ☒ Single Family
☐ Duplex
☒ Multi-Family
☒ Business OFFICE
☐ Industrial

- ☒ City of San Antonio
☐ Other System _____
Name
☐ Septic Tank(s)

DATE FILED June 27, 1983
DUE DATE OF RESPONSE July 25, 1983
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 working days of receipt)

Jan 1985
(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land
shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial
streets and their relationship to any adjacent major thorough
and any proposed alternative pedestrian circulation systems: (walks, lanes, paths, etc.)
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped
land; and
- ☒ (k) existing adjacent streets or development which impact upon access
decisions within the proposed POADP.

copies to all of Dean Chadwick

CITY OF SAN ANTONIO
SAN ANTONIO, TEXAS 78255

September 19, 1983

Hallenberger/Telford Inc.
Attn: Mr. William L. Telford
P.O. Box 16337
San Antonio, Texas 78216

Re: Stone Oak


Dear Mr. Telford:

Reference is made to the Stone Oak Overall Area Development Plan (POADP) review (File #83-16-⁵⁵54-24) submitted for staff review and comments. Said plan was jointly reviewed by Traffic Engineering and Planning staff. Analysis of the design concept is that it is in general compliance with Chapter 36 of the City Code. As you know, the area (Encino Park) on the east side of San Pedro Avenue (U.S. Hwy. 281 North) is now being developed. In conjunction with this development, an east-west 86' thoroughfare is planned. Based on discussions with Encino Park representatives, said street will carry internal traffic directly into San Pedro Avenue. Given the traffic volumes generated by Encino and Stone Oak developments, upon ultimate development, staff recommends the collector at San Pedro Avenue as illustrated on your plan be upgraded to an 86' facility as reflected in the Major Thoroughfare Plan proposed revisions dated August 10, 1983. Said thoroughfare at San Pedro Avenue should be fixed at a location approximately 1,000' south of the present location of the collector street. It is further recommended the street alignments be designed in a more westerly direction. You may wish to contact Mr. Wendell Davis, Planning Consultant, for the Encino Park development in order to coordinate planning efforts in the general area.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/sm

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

September 19, 1983

Hallenberger/Telford Inc.
Attn: Mr. William L. Telford
P.O. Box 16337
San Antonio, Texas 78216

Re: Stone Oak


Dear Mr. Telford:

Reference is made to the Stone Oak Overall Area Development Plan (POADP) review (File #83-16-⁶⁵54-24) submitted for staff review and comments. Said plan was jointly reviewed by Traffic Engineering and Planning staff. Analysis of the design concept is that it is in general compliance with Chapter 36 of the City Code. As you know, the area (Encino Park) on the east side of San Pedro Avenue (U.S. Hwy. 281 North) is now being developed. In conjunction with this development, an east-west 86' thoroughfare is planned. Based on discussions with Encino Park representatives, said street will carry internal traffic directly into San Pedro Avenue. Given the traffic volumes generated by Encino and Stone Oak developments, upon ultimate development, staff recommends the collector at San Pedro Avenue as illustrated on your plan be upgraded to an 86' facility as reflected in the Major Thoroughfare Plan proposed revisions dated August 10, 1983. Said thoroughfare at San Pedro Avenue should be fixed at a location approximately 1,000' south of the present location of the collector street. It is further recommended the street alignments be designed in a more westerly direction. You may wish to contact Mr. Wendell Davis, Planning Consultant, for the Encino Park development in order to coordinate planning efforts in the general area.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/sm

Michael Herrera

From: Michael Herrera
Sent: Friday, February 14, 2003 5:12 PM
To: 'Bob Liesman'
Subject: RE: The Ridge at Stone Oak, Unit 2 and Hardy Oaks St.

Bob, this email serves as an official response to your question.

The subdivision plat "The Ridges at Stone Oak, Unit 2, Plat # 020277 falls under the auspices of the Old UDC, Section 35-4109 Arterial Streets. Your subdivision plat will have to satisfy the conditions as stated there in.

If you have any other questions please call or email
Thanks

Michael O. Herrera,
Special Projects Coordinator
Comprehensive Division
Planning Department

-----Original Message-----

From: Bob Liesman [mailto:bobliesman@mbcengineers.com]
Sent: Monday, February 10, 2003 1:15 PM
To: Michael Herrera
Subject: The Ridge at Stone Oak, Unit2 and Hardy Oaks St.

Sorry, but I need to follow-up my letter of a couple of weeks ago re. subject. Is official response forthcoming?

MACINA · BOSE · COPELAND & ASSOC., INC.
Robert A. Liesman, P.E.
Vice President
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 ext. 126
(210) 545-9302 fax
www.mbcengineers.com

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com**FACSIMILE COVER SHEET**

TO: Mike Herrera DATE: 2-03-03
City Planning Dept. TIME: _____
FAX NO.: 207-7897 PROJECT _____
FROM: Bob Liesman JOB NO.: _____

NUMBER OF PAGES (INCLUDING COVER SHEET): 2

DESCRIPTION:

COMMENTS:

*Transmitting copy of my letter
10 January re. our plot, The Ridge
at Stone Oak, Unit 2.*

CC: _____

IF YOU DO NOT RECEIVE ALL THE PAGES AS INDICATED
ABOVE, PLEASE CALL (210) 545-1122



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

January 10, 2003

Mr. Mike Herrera
Planning Department
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Herrera:

You are familiar with our proposed plat for "The Ridge at Stone Oak, Unit 2", City plat number 020227. We have had numerous conversations with you about our understood City requirement that the adjacent, but separate Hardy Oaks Street (Major Thoroughfare) be coincidentally platted and at least constructed as a half section (or its construction guaranteed) by the Developer as a condition for City approval of Unit 2. [Ref. Code Article 35-506(g)].

I need from you or the Director, please, a (brief) letter clearly stating that requirement in this case, which letter I will forward to Lumbermen's Investment Corp. as confirmation of your direction and our understanding. Or, if it not actually a requirement for plat approval, please forward your unconditional approval of the Unit 2 plat as it stands.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read 'Bob Liesman', written in dark ink.

ROBERT A. LIESMAN, P.E.

RAL/lk

P:\1377\17140-Ridge-Stone Oak\17489-U02\Letters\Herrera 011003.doc

ROGER W. BOSE, P.E. NO.23972

ROBERT A. COPELAND, P.E. NO. 24616

ROBERT A. LIESMAN, P.E. NO.44131

SAMUEL B. BLEDSOE, III, P.E. NO.38820

DAVID L. ALLEN, P.E. NO.66073

ROBERT A. COPELAND, JR., P.E. NO.70868

#361

PLANNING COMMISSION
DEVELOPMENT RIGHTS PERMIT APPEAL
AGENDA ITEM NO: 24 May 26, 1999

CROSSWIND BUSINESS PARK
SUBDIVISION NAME:

353
PLAN #:

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 515 A-4

OWNER: Darren Casey Interests by, Ken Brown

ENGINEER: Macina, Bose, Copeland & Assoc., Inc.

Location: At the southwest corner of IH 35 and O'Connor Blvd.

APPLICANT'S REQUEST:

The applicant is requesting activation of an already expired POADP, to allow the developer to regain their vested rights.

DISCUSSION:

5-12-95 The Crosswinds Business Park POADP was accepted. Plat must be filed within 18 months to validate POADP. (expires November 10, 1996), if not validated.

11-10-96 The Crosswinds Business Park POADP has expired.

3-1-97 The Tree Ordinance goes into effect for non-single family development.

4-28-97 The Crosswinds Business Park POADP was resubmitted.

6-4-97 The second Crosswinds Business Park POADP was accepted. Plat must be filed within 18 months to validate POADP. (expires December 4, 1998), if not validated.

9-25-97 Development Rights Permit Ordinance adopted, continued

** Approved by P.C. 5.26.99*

In Favor: Unanimous
Opposed: None
Motion Passes

23. 990207

Pasadena Heights Unit 1

(On the east side of Michigan Ave., west of Blanco Road)

Staff introduced the item and recommended approval of the variance and plat regarding street intersections at Santa Anna and Michigan Ave.

Motion: Commissioner Herrera to follow staff recommendation.
Second: Commissioner Lackey
In Favor: Unanimous
Opposed: None
Motion Passes

SPECIAL PROJECTS:

24. Time extension appeal for Development Rights Permit #353, for the Crosswind Business Park POADP located at the southwest corner of I. H. 35 and O'Connor Blvd. (Department of Planning)

Staff introduced the item and recommended approval.

Motion: Commissioner Wandrisco to follow staff recommendation.
Second: Commissioner Guerra
In Favor: Unanimous
Opposed: None
Motion Passes

25. Consideration and approval of a resolution for the acquisition of the Odd Fellows Cemetery property (a 5.73 acre tract out of NCB 1383). (Parks and Recreation Department)

Staff introduced the item and recommended approval.

Motion: Commissioner Guerra to follow staff recommendation.
Second: Commissioner Wandrisco
In Favor: Unanimous
Opposed: None
Motion Passes

26. Consideration and approval of a resolution for the acquisition of 1.643 acres of land from the Harlandale Independent School District for use in the expansion of the Jimmy Flores Park. (Parks and Recreation Department)

Staff introduced the item and recommended approval.



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

HALLENBERGER TELFORD INC.
PLANNERS ENGINEERS ARCHITECTS

STONE OAK MASTER PLAN

September 29, 1983

The Stone Oak Master Plan (hereinafter sometimes referred to as the "Master Plan") shall constitute the development policies and controls for the 4,300 acre Stone Oak planned community (hereinafter sometimes referred to as "the project") which is owned by Stone Oak, Inc. (hereinafter sometimes referred to as "the seller"). The two major components of the Master Plan are the General Development Controls (Sections I through VII herein) and the General Deed Restrictions (Section VIII herein).

The General Development Controls provide for the management of orderly growth within the project and, as such, constitute the major elements of the Master Plan. Interpretation and enforcement of the General Development Controls shall be the responsibility of the Project Planning Committee (as described in Attachment A). Modifications and/or variances to the General Development Controls shall not be permitted unless such modifications and/or variances are approved in writing by the Project Planning Committee and are determined to be in conformance with the procedures for such request as defined in Attachment A.

The General Deed Restrictions shall be interpreted and enforced by an Architectural Review Committee (as described in Attachment B) supplemented in specific instances by input from the Project Planning Committee. The Architectural Review Committee shall review and grant approval of architectural and amenity design work proposed within the project. The Architectural Review Committee may grant, if justified, variances to the provisions of the General Deed Restrictions but may not alter or modify the General Deed Restrictions themselves. The Project Planning Committee shall have the sole authority to effect any modifications of the General Deed Restrictions.

Individual property owners may approach the Architectural Review Committee regarding a perceived violation of the General Deed Restrictions to request that the violation be corrected.

STONE OAK MASTER PLAN

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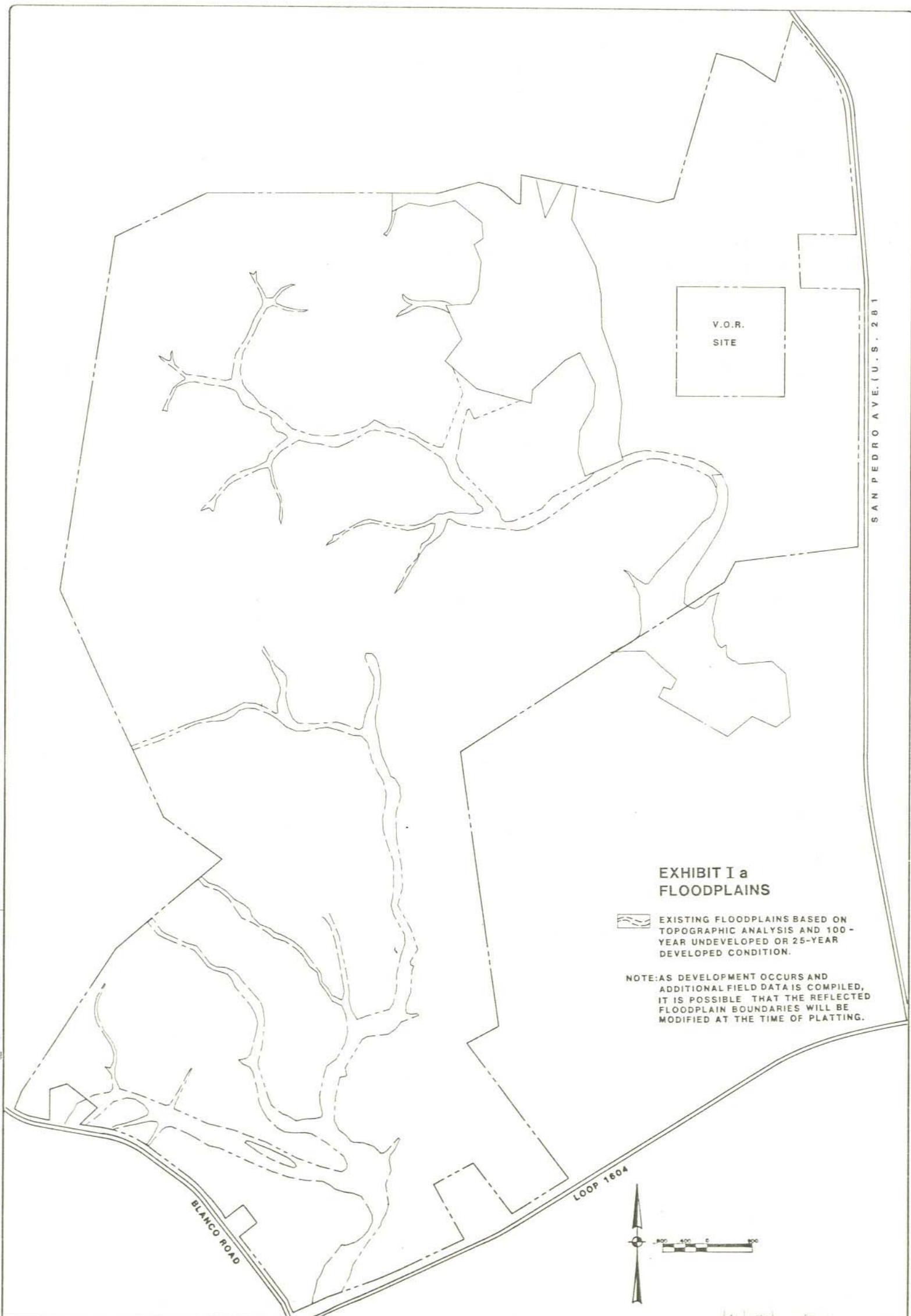
GENERAL DEVELOPMENT CONTROLS

September 29, 1983

The following elements constitute the General Development Controls and, as such, restrict the property and shall be assigned to the property and shall transfer with each subsequent sale of such property regardless of whether such property is sold in whole or part. In addition, no property within the entire (approximately 4,300 acres) Stone Oak project may be submitted to be platted, vacated or replatted without the review and written approval of the Project Planning Committee. Further, no subdivision or street names shall be implemented without the review and written approval of the Project Planning Committee. The elements regulating development under the General Development Controls are: I. Floodplains; II. Circulation and Traffic; III. Land Use; IV. Utilities (i.e., major trunks and mains); V. Disposition Areas; VI. General Aesthetic Treatment; VII. Legal Descriptions; and VIII. General Deed Restrictions.

- I. FLOODPLAINS: Exhibit Ia, entitled Floodplains, illustrates the limits of the flood prone areas by utilizing a topographic analysis and a 100-year undeveloped or a 25-year (approximately) fully developed condition. Final engineering studies at a lower contour interval may create moderate changes in boundaries of the floodplains.

Due to the inherent aesthetic value of the floodplains as they exist, no alteration, diversion, impoundment or channelization shall be allowed without the review and written approval of the Project Planning Committee, with the exception of required cleaning and maintenance of existing channels.



SAN PEDRO AVE. (U.S. 281)



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

FLOODPLAINS

Date: 4/15/83
Designed by: H-T
Drawn by: J.K.
Checked by: S.W.V.
Scale: 1" = 800'

**HALLENBERGER
TELFORD INC.**
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78210

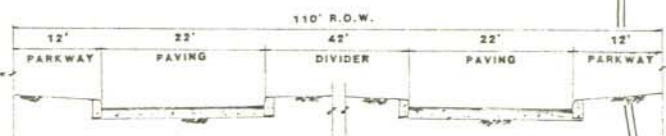
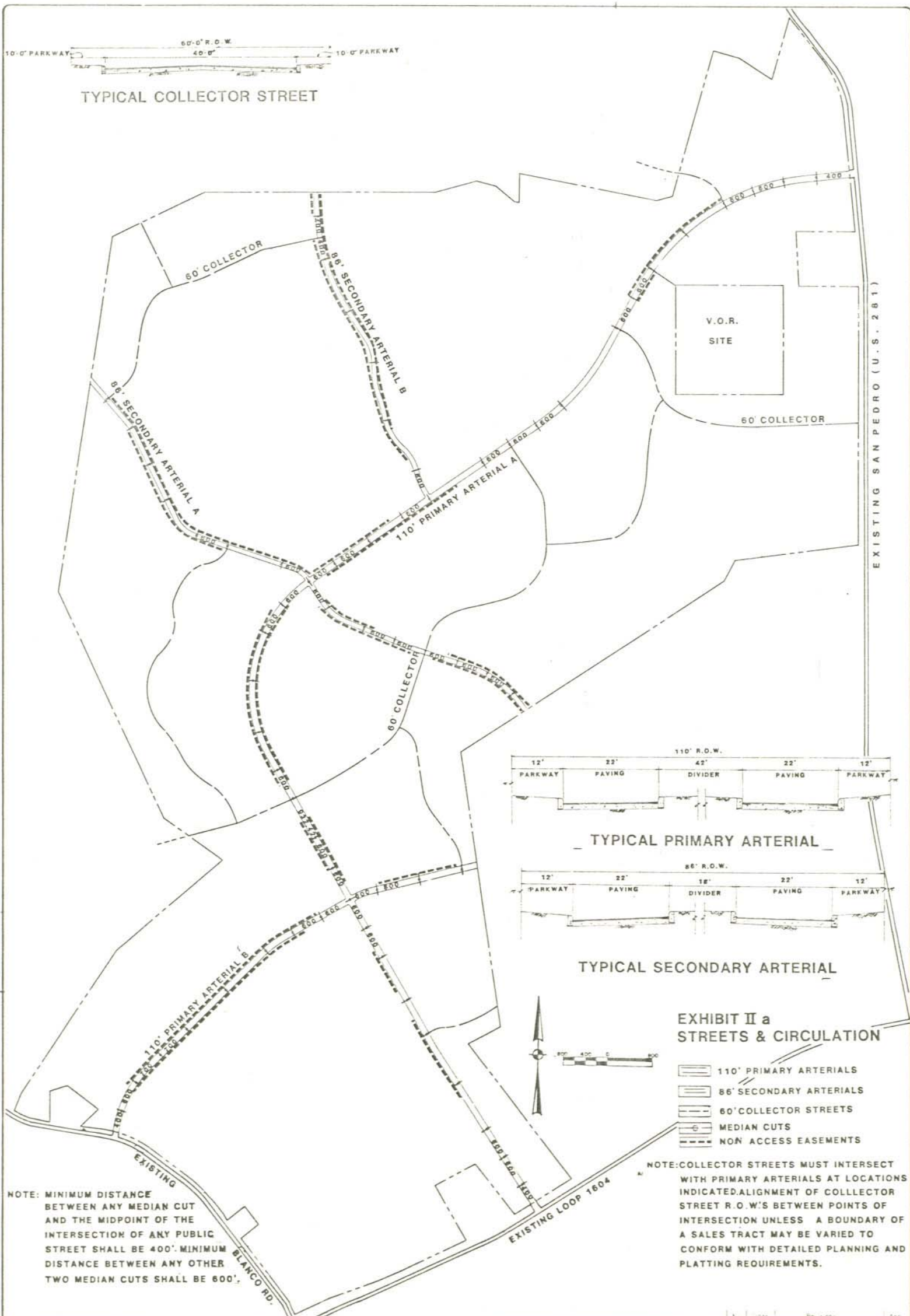
II. CIRCULATION AND TRAFFIC: Exhibit IIa, entitled Streets & Circulation, illustrates in map-form the location, character and size of the street infrastructure which shall be binding upon original sale and all subsequent sales. The efficient and safe movement of large volumes of traffic is intended to promote the safety of residents and to facilitate traffic flow as well as to enhance developmental opportunities for commercial and multi-family areas of the project.

Included on the major thoroughfare plans are the precise locations of street intersections, curb cuts, median cuts and non-access points. Due to the significant impact of traffic movement, no deviations from the right-of-way alignments, median cuts or non-access easement will be allowed without the review and written approval of the Project Planning Committee. These restrictions shall remain intact and shall be included on all plats submitted to the City of San Antonio for subdivision platting.

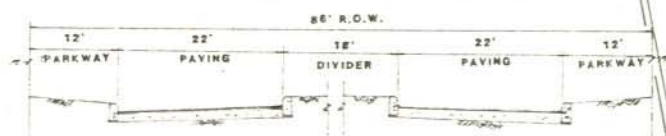
III. LAND USE: The Land Use Plan (Exhibit IIIa) illustrates the general land use character for the property in combination with Exhibits Ia and IIa (entitled Floodplains and Streets & Circulation, respectively). The general uses set forth in the Land Use Plan (Exhibit IIIa) are delineated in the Table of Permitted Uses which is attached hereto as Exhibit IIIb. Uses which are not included on such Table of Permitted Uses shall be submitted to the Project Planning Committee prior to platting and development for assignment of permitted areas. Uses which are not included on the Table of Permitted Uses (Exhibit IIIb) shall not be implemented, developed or promoted without the review and written approval of the Project Planning Committee. In



TYPICAL COLLECTOR STREET



TYPICAL PRIMARY ARTERIAL



TYPICAL SECONDARY ARTERIAL

EXHIBIT II a
STREETS & CIRCULATION

- 110' PRIMARY ARTERIALS
- 86' SECONDARY ARTERIALS
- 60' COLLECTOR STREETS
- MEDIAN CUTS
- NON ACCESS EASEMENTS

NOTE: COLLECTOR STREETS MUST INTERSECT WITH PRIMARY ARTERIALS AT LOCATIONS INDICATED. ALIGNMENT OF COLLECTOR STREET R.O.W'S BETWEEN POINTS OF INTERSECTION UNLESS A BOUNDARY OF A SALES TRACT MAY BE VARIED TO CONFORM WITH DETAILED PLANNING AND PLATTING REQUIREMENTS.

NOTE: MINIMUM DISTANCE BETWEEN ANY MEDIAN CUT AND THE MIDPOINT OF THE INTERSECTION OF ANY PUBLIC STREET SHALL BE 400'. MINIMUM DISTANCE BETWEEN ANY OTHER TWO MEDIAN CUTS SHALL BE 600'.



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

STREETS/ CIRCULATION

DATE 4/15/83
DESIGNED BY H-T
DRAWN BY J.E.
CHECKED BY S.O.J.V.
BY J.S.M.

HALLENBERGER
TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

instances of conflict between the Table of Permitted Uses (Exhibit IIIb) and the zoning ordinances of the City of San Antonio or other municipality, if applicable, such conflict shall be resolved by applying the more restrictive of the two.

The Project Planning Committee shall have the authority to allow a non-described land use in a given area which shall be deemed a minor change to the Land Use Plan (Exhibit IIIa). A change in the general land use designation may occur only after (i) 15 day's notice is given to all purchasers of tracts consisting of 50 or more acres in total aggregate size, and (ii) written approval for such change is obtained from the Project Planning Committee. The Project Planning Committee shall have the authority to allow a nondescribed land use in a given area which shall be deemed a minor change to the Land Use Plan (Exhibit IIIa) and will not require notice and approval of any tract purchaser.

EXHIBIT IIIc: The Table of Minimum Yard Requirements (Exhibit IIIc) reflects the minimum yard requirements and setbacks applicable to each general land use specified on the Land Use Plan (Exhibit IIIa). In the instance of a conflict between the standards set forth in the Table of Minimum Yard Requirements (Exhibit IIIc) and any applicable municipal or county or state regulations, the more restrictive of such standards shall apply.

EXHIBIT IIId: In order to insure efficient traffic flow and adequate utility service, the Table of Permitted Densities (shown below as Exhibit IIId) sets forth a density range for each general residential use.

TABLE OF MINIMUM YARD REQUIREMENTS

LAND USE	REQUIRED OPEN SPACE:	MINIMUM FRONT YARD:	MINIMUM EACH SIDE YARD:	MINIMUM REAR YARD:	MAXIMUM HEIGHT:
LDA, LDB, LDC	None	25'	5'	*25'	**** ***** 2½ stories or 25 ft.
MFA, MFB, MFC	5% of gross site ac.	25'	7½'	**25'	***2½ stories 25 ft.
C1, C2, C3	5% of gross site ac.	25'	10'	25'	See Exhibit IIIe
IS, IR, IF	20% of gross site ac.	25'	10'	25'	***2½ stories or 25 ft.
P	20% of gross site ac.	25'	10'	25'	***2½ stories or 25 ft.
O	5% of gross site ac.	25'	10'	25'	See Exhibit IIIe

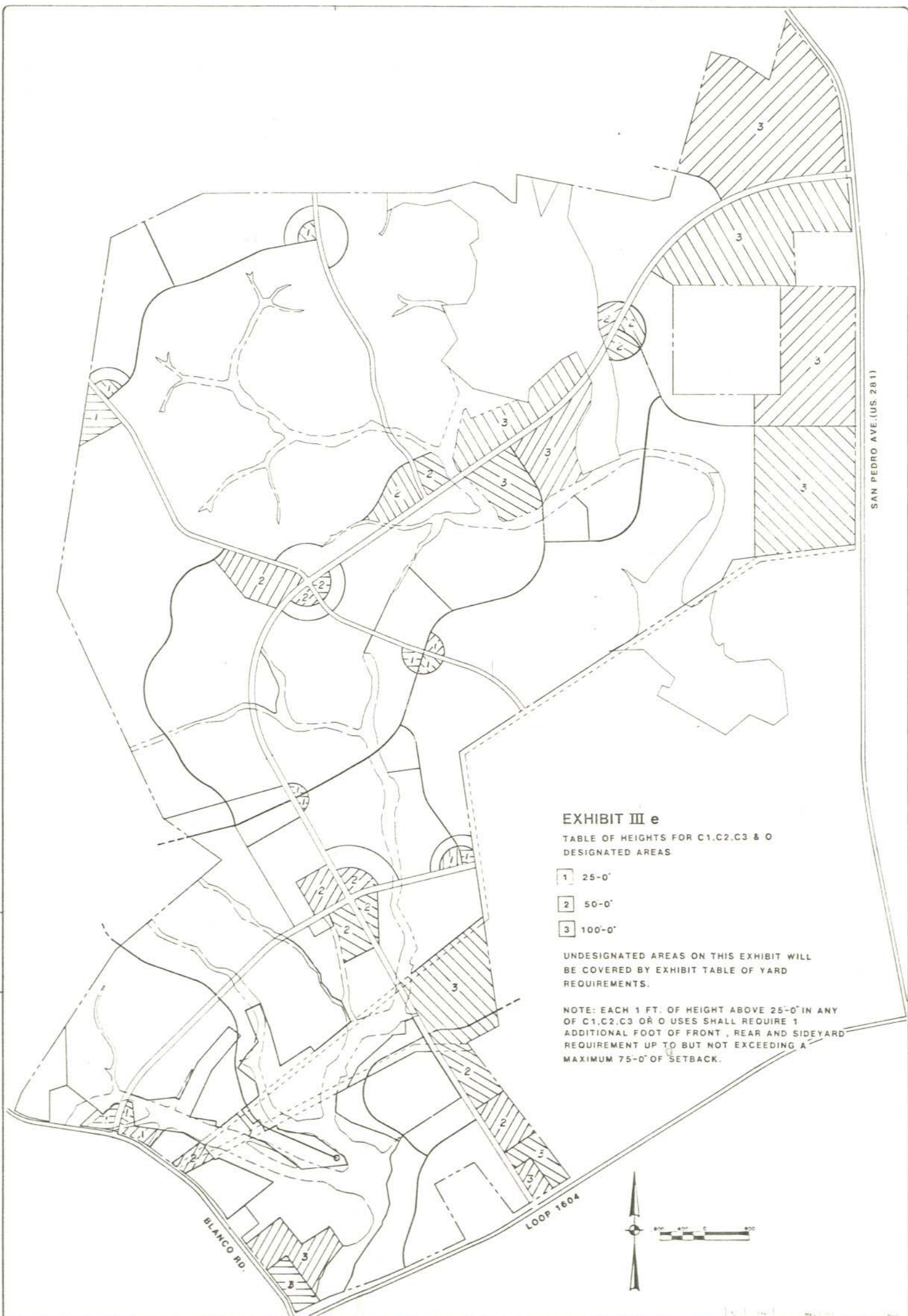
* Detached garages and temporary buildings may be constructed with a 5'0" rear yard setback, except along golf course frontage which shall, in all cases, retain a minimum 25'0" rear yard setback. See Section A(22) of General Deed Restrictions for zero lot line and cul-de-sac lot development.

** Detached garages and temporary buildings may be constructed with a 5'0" rear yard setback, except along golf course frontage which shall, in all cases, retain a minimum 50'0" rear yard setback. See Section B(22) of General Deed Restrictions for zero lot line and cul-de-sac lot development.

*** May be waived with written approval of the Project Planning Committee as long as the gross permissible density requirement for residential units if applicable are not violated and all open space is permanently designated as such. In addition, each 1'0" of building height granted above 25 feet shall result in a corresponding 1'0" increase in all setback, rear yard and side yard minimum depths not to exceed a maximum of 75'0" in setback, side yard or rear yard requirement.

**** Detached garages may not exceed 18'0" in height from the existing ground to the highest point of the roof.

***** Zero lot line, cluster home, and other nonconforming developments, when approved or required by the Project Planning Committee and Architectural Review Committee, shall be at least to City of San Antonio standards.



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

DESIGNATED MAXIMUM HEIGHTS FOR C1, C2, C3 & O DESIGNATED LAND USES

BY: J. B. R. S.
J. B. R. S.
J. B. R. S.
J. B. R. S.

HALLENBERGER
TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

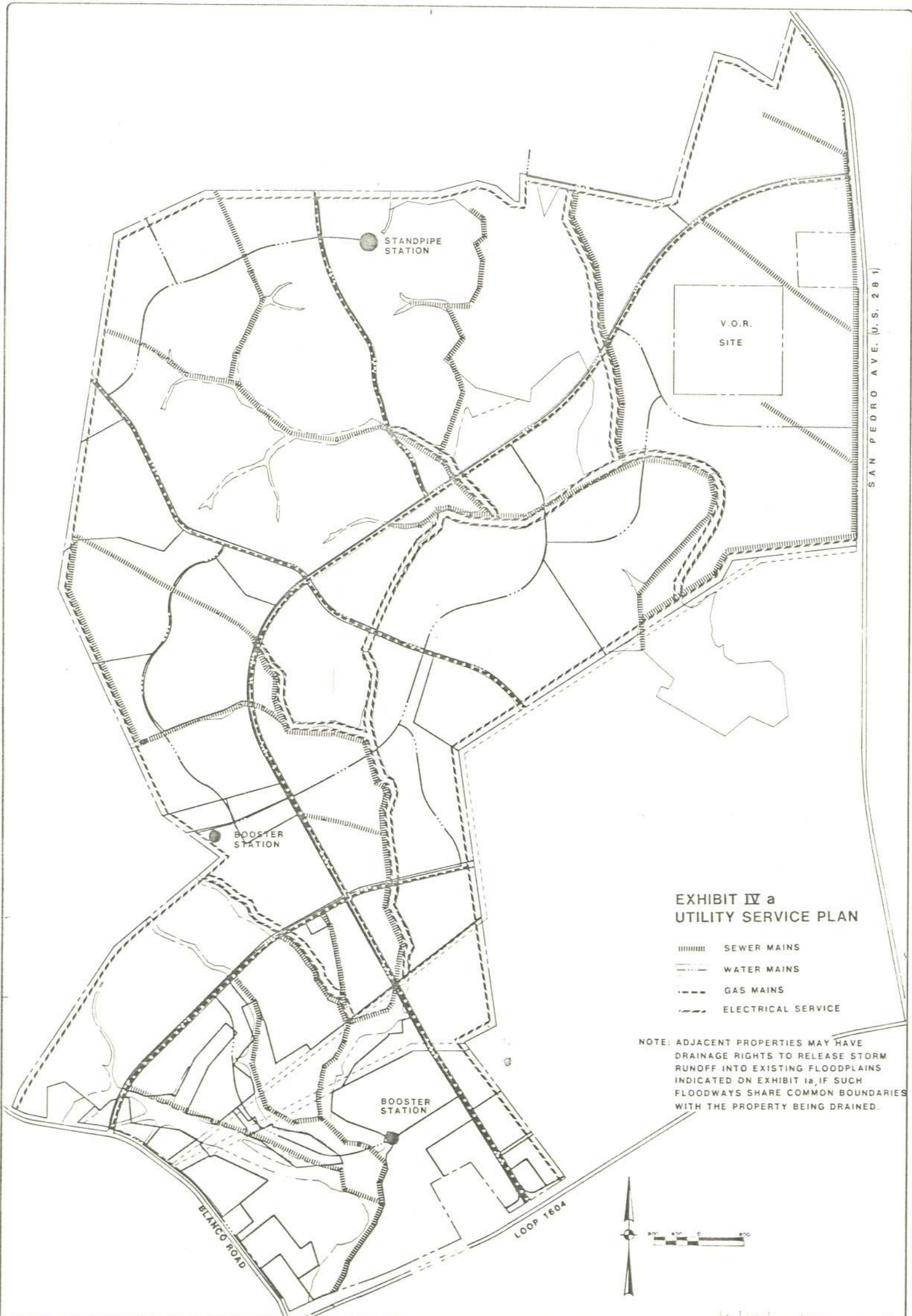
EXHIBIT IIIId

TABLE OF PERMITTED DENSITIES

LOW DENSITY A (LDA)	1/10 TO 1/2 UNITS
LOW DENSITY B (LDB)	1/2 TO 3.5 UNITS PER ACRE
LOW DENSITY C (LDC)	3.5 TO 6 UNITS PER ACRE
MULTI-FAMILY A (MFA)	5 TO 10 UNITS PER ACRE
MULTI-FAMILY B (MFB)	10 TO 20 UNITS PER ACRE
MULTI-FAMILY C (MFC)	15 TO 32 UNITS PER ACRE

No purchaser, builder and/or developer shall exceed such dwelling unit densities without the review and written approval of the Project Planning Committee. Should any density change be allowed for any given area (if such change increases density), a compensating change shall be required if such change will cause the development's overall density to exceed the total allowable density for the tract purchased. Such compensating change shall be effected by the Project Planning Committee by first notifying all purchasers of tracts consisting of 50 acres or more in size. Such purchasers shall be advised of the proposed compensating change and its overall impact on total dwelling units projected for the project prior to any action being taken.

IV. UTILITIES: The Utility Service Plan (Exhibit IVa) reflects the anticipated location for the major mains and trunk easements for sewer, water and electric service, respectively, in order to develop the project in accordance with the Land Use Plan set forth in Exhibit IIIa. As such, each purchaser, builder, and/or developer of property shall agree to allow access, convey title if required and permit construction of each utility service within the approximate rights-of-way, indicated on Exhibit IVa without compensation.



SAN PEDRO AVE. (U.S. 281)

EXHIBIT IV a UTILITY SERVICE PLAN

- SEWER MAINS
- WATER MAINS
- GAS MAINS
- ELECTRICAL SERVICE

NOTE: ADJACENT PROPERTIES MAY HAVE DRAINAGE RIGHTS TO RELEASE STORM RUNOFF INTO EXISTING FLOODPLAINS INDICATED ON EXHIBIT Ia, IF SUCH FLOODWAYS SHARE COMMON BOUNDARIES WITH THE PROPERTY BEING DRAINED.



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

UTILITY SERVICE PLAN

DATE: 4/15/83
DESIGNED BY: H-T
DRAWN BY: J.K.
CHECKED BY: S.O.J.V.
SCALE: 1"=800'

HALLENBERGER
TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78218

5

In order to assure the implementation of the full development of the entire 4,300 acres, no plats shall be submitted for recording without the review and written approval of Stone Oak, Inc. All such plats shall reflect and make allowances for the provision of each right-of-way as illustrated on the Utility Service Plan (Exhibit IVa).

In the event of early construction of any utility service, a guarantee shall be provided by the developer of the property desiring to undertake early construction for appropriate oversizing for servicing of adjacent impacted properties. Such oversizing shall be approved by the Project Planning Committee prior to the purchaser, builder and/or developer's platting of any property and shall be appropriately incorporated into all platting and engineering documents for the proposed development.

T.V. cable and/or lines for security service shall not be installed in nor cross at subgrade any street pavement sections unless such cables or lines are installed prior to the construction of the street. Exceptions to this provision shall be made only if a performance bond is provided by the developer and/or cable service company to completely resurface all streets which have been cut within twelve (12) months of the installation date of the cable service.

In addition, Stone Oak Inc. reserves the right to provide such cable service or to designate a cable service and enter into franchise or lease agreements for the provision of such service. No other cable service shall be allowed in the Stone Oak project area without the review and written approval of the Project Planning Committee.

With the exception of the indicated main electrical lines reflected on the Utility Service Plan (Exhibit IVa), all utilities shall be installed below ground in conformance with the City of San Antonio development standards for subsurface installation and maintenance.

- V. DISPOSITION AREAS: The Table of Maximum Permitted Uses by Disposition Areas (Exhibit Va) is a detailed table of permitted land uses by disposition area. The acreages indicated shall not be altered without meeting the provisions of the Land Use Plan as outlined in Paragraph III, above.

EXHIBIT Vb: Exhibit Vb, a map entitled Disposition Areas, shall be used for reference in sales transactions. Each disposition area may be sold in whole or part but in all cases shall not exceed the density set forth in the Table of Maximum Permitted Uses by Disposition Areas (Exhibit Va) and the map entitled Disposition Areas (Exhibit Vb).

- VI. GENERAL AESTHETIC TREATMENT: In order to preserve and protect the project, specific areas of aesthetic treatment are made a part of these development controls. Specifically, there are three primary areas of aesthetic treatment which shall be approved by the Architectural Review Committee prior to development by the purchaser, and/or his agents.

EXHIBIT VIa: The Fencing/Screening Plan (Exhibit VIa) illustrates the location of required fencing, which fencing is the responsibility of the purchaser of the property on which such fences are required.

EXHIBIT Va
TABLE OF MAXIMUM PERMITTED USES
BY DISPOSITION AREAS

DISPOSITION AREA NO.	** TOTAL ACRES	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	0	IS	IR	IF	P	SU
1	156.83								* 156.83	* 156.83	* 156.83					
2	68.95						63.95	5.00								
3	100.86								* 100.86	* 100.86	* 100.86					
4	180.80									180.80	180.80					
5	163.79					133.79	20.00	10.00								
6	66.46								* 66.46		* 66.46					
7	38.78								* 38.78		* 38.78					
8	10.14								* 6.14		* 6.14				4.00	
9	70.94	70.94														
10	127.47	117.47			10.00											
11	10.40					10.40										
12	339.76			305.76				2.00				32.00				
13	45.99			35.99	5.00				5.00							
14	80.59			70.59	5.00				5.00							
15	11.34					6.34			5.00							
16	102.27		87.27						* 15.00	* 15.00						
17	38.77		38.77													
18	109.98		109.98													
19	72.16		72.16													
20	145.91		145.91													
21	140.70		133.70		5.00			2.00								
22	339.40			309.40		30.00		10.00	20.00							
23	7.73				7.73											

EXHIBIT Va
Cont.

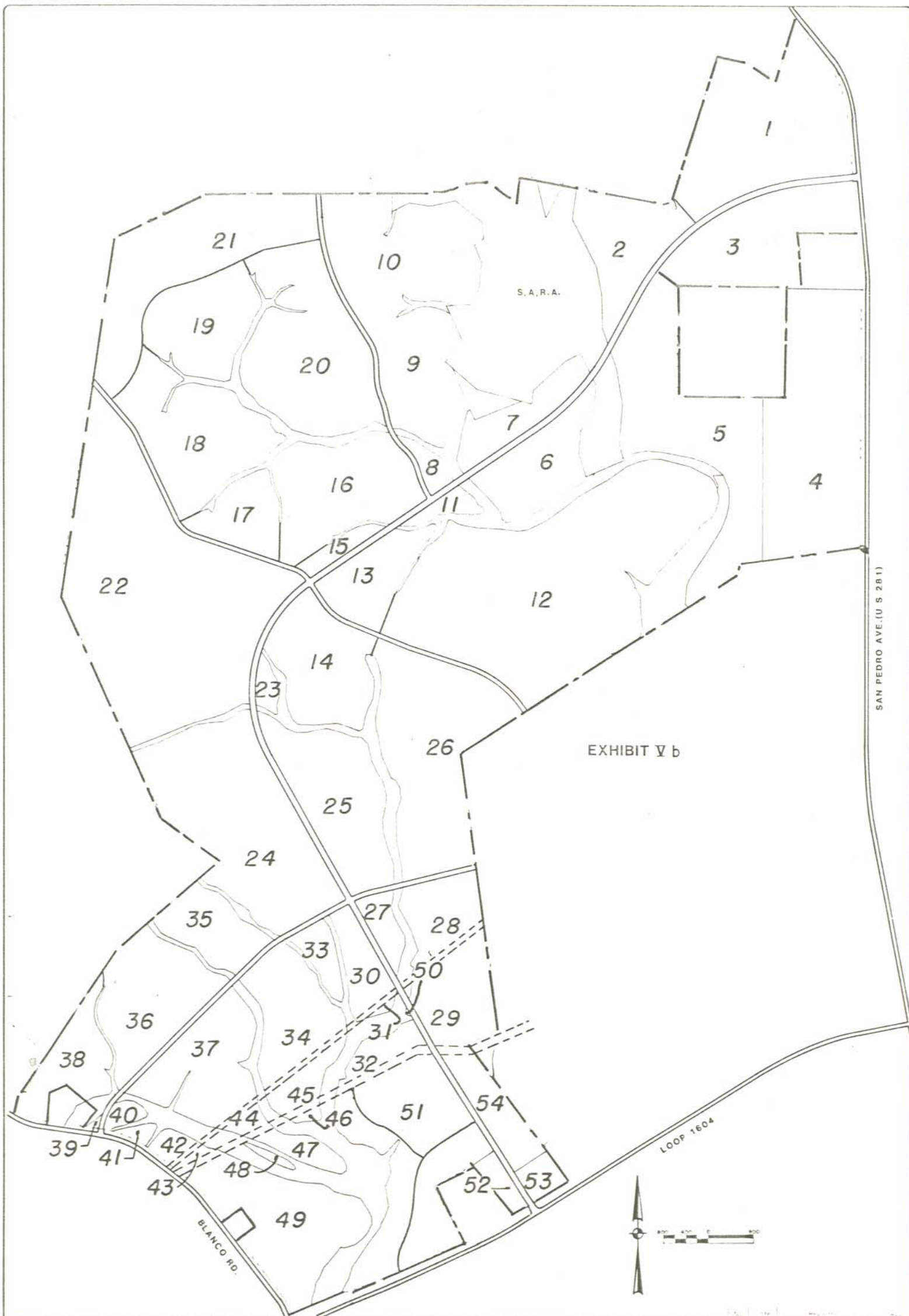
DISPOSITION AREA NO.	** TOTAL ACRES	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	0	IS	IR	IF	P	SU
24	183.25			70.93	38.21	34.11			10.00			10.00	20.00			
25	99.35			68.35		17.00		4.00	10.00							
26	157.50			103.45	26.05	10.00		8.00				10.00				
27	15.85				5.85				10.00							
28	41.15						41.15									
29	54.24								* 54.24		* 54.24					
30	27.04				15.00				* 12.04		* 12.04					
31	1.32															1.32
32	16.03				14.03											2.00
33	15.98				13.98											2.00
34	63.77		49.37													14.40
35	43.56		43.56													
36	88.91		88.91													
37	77.05		42.41													29.64
38	46.66				31.66	15.00										
39	0.77							* 0.77			* 0.77					
40	6.56							* 6.56			* 6.56					
41	3.94							3.50			2.50					1.44
42	7.63				6.00						6.00					1.63
43	1.71							* 1.71			* 1.71					
44	4.72															4.72
45	16.15															16.15
46	2.45															2.45

EXHIBIT Va
Cont.

DISPOSITION AREA NO.	** TOTAL ACRES	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	0	IS	IR	IF	P	SU
47	14.62		14.62													
48	2.82															2.82
49	109.73				20.59				45.00		45.00					44.17
50	0.18															0.18
51	72.87												10.00			62.87
52	10.70												10.70			
53	11.33										11.33					
54	34.19								* 34.19		* 34.19					

* Denotes combination land use indicated on Exhibit Vb. Such designation by the symbol * on this table or of a combination of uses separated by a slash (Example: C2/0) on Exhibit Vb are to indicate the total combined acreage allowed (Example: Disposition Area 16 above reflects total acreage of 102.27 acres, LDB of 87.27 acres and a combination and/or single use of either C2/C3, not to exceed an aggregate total of 15 acres).

** Total acreage for each disposition area includes floodplains which are not indicated in individual land use areas. Floodplains shall be incorporated into the highest restricted use indicated for the disposition area in which they are assigned.



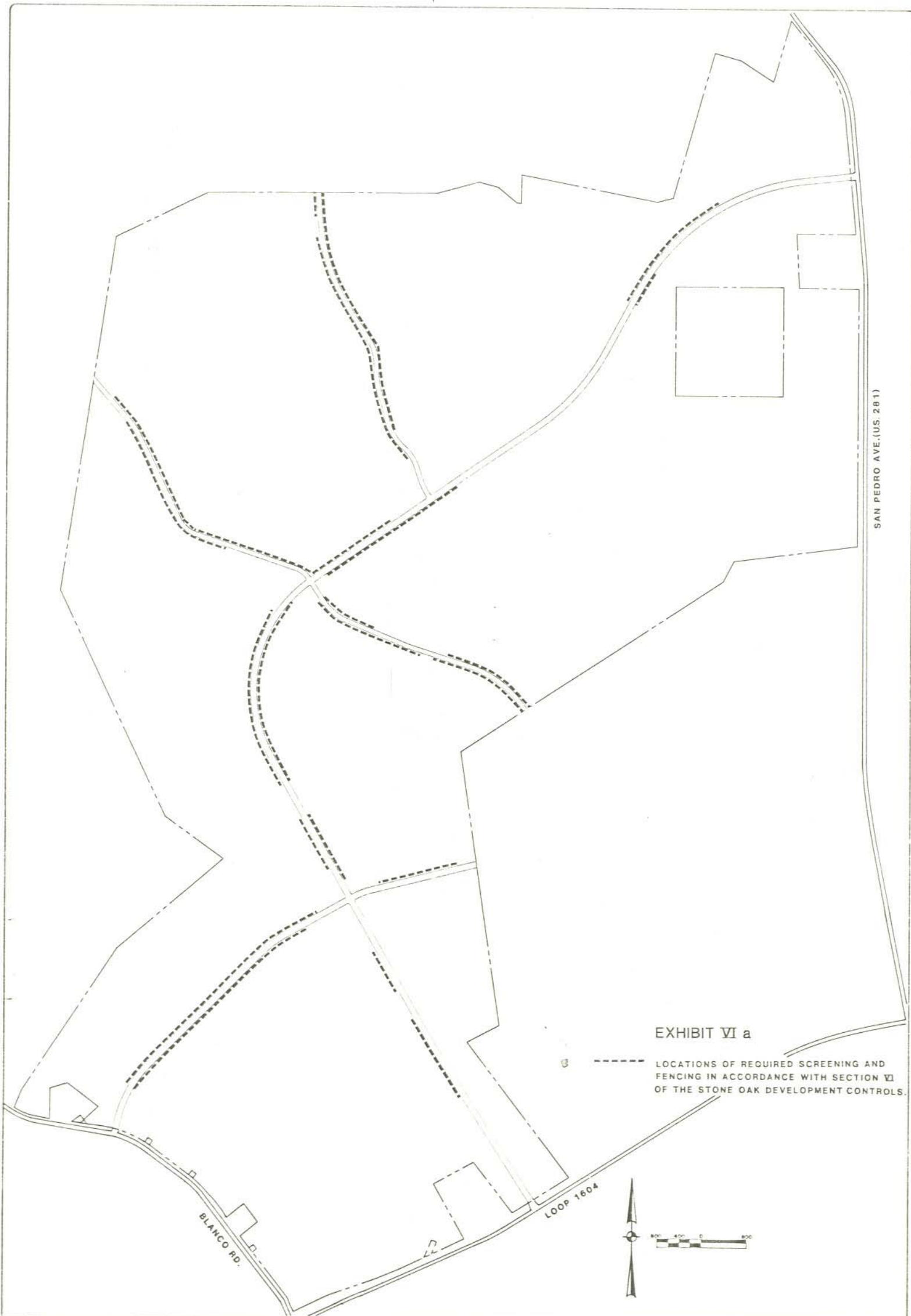


EXHIBIT VI a

LOCATIONS OF REQUIRED SCREENING AND FENCING IN ACCORDANCE WITH SECTION VI OF THE STONE OAK DEVELOPMENT CONTROLS.



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

**FENCING/SCREENING
PLAN**

4/15/83
H-T
J K
SOW
1"=800'

**HALLENBERGER
TELFORD INC.**
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

All fencing, unless otherwise noted on the Fencing/Screening Plan (Exhibit VIa), shall not exceed 6' in height and shall be of 100% masonry construction. Under no circumstances shall any fencing indicated on the Fencing/Screening Plan (Exhibit VIa) be constructed of wood and/or metal cloth. Ornamental iron fencing shall be utilized only upon special request and with specific written approval from the project's Architectural Review Committee.

Prior to installation, the Architectural Review Committee shall give written approval for the design of each fence to be installed by the purchaser, builder and/or developer in accordance with the Fencing/Screening Plan (Exhibit VIa).

Upon written approval from both the Architectural Review Committee and the Project Planning Committee, alternate screening techniques may be approved in place of the required masonry fencing. These alternatives include permanently dedicated and maintained landscape buffers, and earthen berms. All alternate screening techniques shall be considered as exceptions and shall not be considered as an abandonment of any of the requirements of this section.

LIGHTING - Stone Oak, Inc. shall provide all street lighting along the primary and secondary arterial streets shown on Exhibit IIa entitled Streets & Circulation. Each developer shall install, at developer's own expense and with the written approval of the Project Planning Committee, lighting at development entrance and, if desired by the developer, lighting along perimeter fencing. All lighting installed by developers shall be designed to

prevent spillover of light to adjacent properties and shall be installed so as not to create traffic hazards due to impairment of vision and/or confusion with traffic signals.

Prior to the installation of perimeter lighting along each primary and secondary arterial street, the project's Architectural Review Committee shall give written approval as to design of light standards, character of lighting and spillover of lighting to adjacent properties. This provision shall apply to all street lighting and decorative lighting.

SIGNS & SIGN INSTALLATION - No permanent or temporary signs other than the subdivision entry sign, which may occur at each designated subdivision entry utilizing a dedicated public street for access, shall be permitted in any area designated as LDA, LDB or LDC on the Land Use Plan (Exhibit IIIa), with the exception of one sign not to exceed 12 square feet. Such sign may be temporarily erected to advertise for sale, rent or lease the dwelling and/or lot on which such sign is placed. Such sign shall be removed within one week of the execution of the documents effecting such sale, rental or lease of the property to which such sign pertains.

Areas on the Land Use Plan (Exhibit IIIa) designated as MFA, MFB and MFC shall be allowed one permanent sign at the primary entrance to indicate the name of the property and the address. Such signs shall not exceed 5 feet in height and 60 square feet in surface area (except in accordance with Section VIIIb (7)). Prior to construction, all such signs shall be approved by the Architectural Review Committee as to construction material, design, placement, wording and lighting.

Should any such sign deteriorate to a state of repair not acceptable to the Project Planning Committee, the committee may, after giving a 30-day written notice to the owner, have the sign removed or repaired and assess the actual cost of such action by filing a lien against such property.

In no case shall advertising signs (other than those specifically allowed above) or political signs be allowed in the areas designated as LDA, LDB, LDC, MFA, MFB and/or MFC.

PARKWAYS: On all C1, C2, C3, O, MFA, MFB and MFC designated areas, a green area or parkway 10 feet in width shall be constructed and maintained along each and every property line of any lot abutting a primary and/or secondary arterial street delineated on Exhibit IIa (Streets & Circulation).

VII. LEGAL DESCRIPTIONS: At the time of disposition and sale of properties, Stone Oak, Inc. shall prepare and attach to each contract of sale a legal description of the boundary survey. Copies of the Stone Oak Master Plan and the exhibits therein described shall be maintained at the following locations:

VIII. GENERAL DEED RESTRICTIONS:

Architectural Control: No building, fence or other structure which in any way does not conform to the Stone Oak Master Plan, General Development Controls and General Deed Restrictions shall be placed or erected on any lot until the plans and specifications (including exterior elevations for such building, fence or other structure) and

a plat (showing the location of such building, fence or other structure) shall have been approved in writing as to the quality of design, appearance and materials, as to conformity and harmony of exterior design with existing structures in the subdivision and as to the location with respect to topography and finished ground elevation. Such written approval shall be given by the Architectural Review Committee as defined in Attachment B of the Stone Oak Master Plan. In the event of the death or resignation of any member of said Architectural Review Committee, Stone Oak, Inc. shall have full authority to designate a successor Architectural Review Committee member or members with like authority. If, after the submission of any architectural design or construction plans to the Architectural Review Committee, the Architectural Review Committee or its designated representative(s) fail to approve or disapprove such plans within the time allotted on Attachment B, the approval of the Architectural Review Committee shall not be required and this covenant shall be deemed to be fully complied with. The Architectural Review Committee shall have the express authority to perform fact-finding functions hereunder and shall have the power to construe and interpret any design restriction herein that may be vague, indefinite, uncertain or capable of more than one interpretation. Members of said Architectural Review Committee and their representatives shall not be liable to any person subject to or possessing or claiming the benefits of these design restrictions for any damage or injury to property. Nor shall the members of the Architectural Review Committee and their representatives be liable for damage or loss arising out of their acts hereunder. It is understood and agreed that any remedy shall be restricted to injunctive relief and no other. The Architectural Review Committee shall not be entitled to any compensation for services rendered pursuant to these restrictions unless so specified in Attachment B.

Enforcement of deed restrictions shall be in accordance with the designated land use categories as follows:

Single Family = Category LDA

Category LDB

Category LDC

Multi-Family = Category MFA

Category MFB

Category MFC

Commercial

Neighborhood= Category C1

Community = Category C2

Support = Category C3

Institutional

Schools = Category IS

Religious = Category IR

Fraternal = Category IF

Public = Category P

Office = Category O

A. USE IN LDA, LDB AND LDC DESIGNATED AREAS: All lots in the LDA, LDB and LDC designated areas shall be used for single-family residential purposes only.

(1) No owner shall occupy or use a lot or any improvements constructed thereon, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, or the owner's family, guests and/or tenants. During the construction and sales period of the initial dwelling units, the builder may erect and maintain such structures as are customary in connection with such

construction and sale of property, including but not limited to a business office, storage areas, construction yards, signs, model units and sales office.

No building material of any kind shall be placed or stored upon any lot until the owner thereof is ready to commence improvements, and thereafter such material shall be placed within the property lines of the lot upon which the improvements are being erected and shall not be placed on the street or between the curb and property line.

- (2) OUTBUILDING REQUIREMENTS IN LDA, LDB AND LDC DESIGNATED AREAS: Every outbuilding (including such structures as storage buildings, greenhouses, and children's playhouses) shall be compatible with the appurtenant dwelling in terms of its design and material composition. All such outbuildings shall be subject to the written approval of the Architectural Review Committee. In no instance shall an outbuilding exceed one (1) story in height or, with the exception of detached garages, have total floor area in excess of 10% of the floor area of the main dwelling.

- (3) MASONRY REQUIREMENTS IN LDA, LDB AND LDC DESIGNATED AREAS: The exterior walls of the main residence building constructed on any lot shall be composed of at least 75% masonry or masonry veneer, said percentage to apply to the aggregate area of all exterior walls. Doors, windows and similar openings shall be included as contributing to the minimum masonry requirements.

The minimum masonry requirement specified shall apply to only the lower floor for a two-story dwelling. Masonry or masonry veneer shall include stucco, ceramic tile, clay, brick, rock and all other materials commonly referred to as masonry in the San Antonio, Texas area. Notwithstanding the foregoing, the Architectural Review Committee is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced building concept, design or material and the resulting structure will not detract from the general appearance of the neighborhood.

- (4) FENCES IN LDA, LDB AND LDC DESIGNATED AREAS: All fences abutting public streets must be approved in writing by the Architectural Review Committee as to design, material and construction prior to the erection thereof. Except in LDA designated areas, no fence, wall or hedge shall be built or maintained forward of the front wall line of the main structure, not including decorative walls or fences which are part of the architectural design of the main structure. Any such decorative walls or fences shall not be built or maintained nearer than the building setback line of any lot. An exception shall be made in the case of retaining walls not to exceed 24 inches above the ground.

Notwithstanding the foregoing, the Architectural Review Committee is empowered to waive this height limitation if, in its sole discretion, such waiver is advisable.

No chain-link, metal cloth, or agricultural wire fences may be built or maintained on the perimeter of any lot which would be visible from a public street.

No fence or wall shall be built or maintained which exceeds a height of 6 feet.

No fence, wall, or hedge, or shrub planting which obstructs sight lines shall be placed or permitted to remain (i) on any corner lot within the triangular areas formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or (ii) any rounded property corner from the intersection of the street line extended. The same sight line limits shall apply on any lot within 10 feet from the intersection of street property lines from the edge of any driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage is maintained at sufficient height to prevent obstruction of such sight lines.

GOLF COURSE LOTS: All builders of improvements on LDA, LDB and LDC designated single family lots which abut golf course property lines shall be required to erect, prior to occupancy, a masonry fence six (6) feet above the existing ground along all property lines common to golf course property. The specification as to stone, wrought iron, mortar joints, pattern, supplier, wall

thickness and other pertinent items are to be submitted to and approved by the Architectural Review Committee.

(5) DRIVEWAYS IN LDA, LDB AND LDC DESIGNATED AREAS:

All driveways shall be surfaced with concrete or other similar hard surfaced material. No asphalt driveways shall be permitted.

(6) TEMPORARY STRUCTURES IN LDA, LDB AND LDC DESIGNATED AREAS:

No structure of a temporary character (such as a trailer, tent, shack, garage, barn or other outbuilding) shall be placed or used on any lot at any time as a temporary or permanent residence. No trailer, camper or similar vehicle shall at any time be connected to utilities situated within a lot. No dwelling previously constructed elsewhere may be moved onto any lot in the subdivision controlled by these design restrictions. These restrictions specifically preclude the use of mobile homes regardless of whether or not (i) the wheels have been removed, or (ii) the mobile homes have been placed upon a concrete slab.

(7) SIGNS IN LDA, LDB AND LDC DESIGNATED AREAS:

No signs of any kind shall be displayed to public view on any single-family residential lot. The exception to this provision shall be one sign of not more than twelve (12) square feet for the purpose of advertising such property for sale or rent. Signs used by the developer to advertise the property during the construction and sales period shall be permitted but must be removed within one week following the closing of the sale

pertaining to the subject site. Permanent entry way signs may be erected at each entry but the message area shall not exceed 60 square feet and must be approved by the Architectural Review Committee.

- (8) MAINTENANCE IN LDA, LDB, AND LDC DESIGNATED AREAS: Grass, weeds and vegetation on each lot sold shall be kept mowed at regular intervals. Trees, shrubs, vines and plants which die shall be promptly removed from the property. Lawns shall be properly maintained, fences shall be repaired and maintained, and no visually objectionable or unsightly usage of lots will be permitted. Building materials shall not be stored on any lot except during the construction period of any improvements upon such lot, and any building refuse and excess materials not needed for construction shall promptly be removed from such lot. The maximum time allowed for storage of construction materials on any single lot shall be 6 months from the time the material is first placed on the lot.

Until a home or residence is constructed on a lot, the Project Planning Committee, at its option, may have dead trees, shrubs and plants removed from the lot and may have the grass, weeds and vegetation mowed when and as often as is deemed necessary. The Project Planning Committee, at its option and upon providing a 2-week written notice by certified mail to the owner of record in the current tax roles, may also remove from a lot any excess building materials or building refuse, the presence of

which is in violation of this covenant. The owner of any such lot shall be obligated to reimburse the Project Planning Committee for the cost of any such maintenance or removal upon demand. If not reimbursed within four (4) weeks of the performance of said removal or maintenance, the Project Planning Committee may place a lien upon that property for the cost of work performed plus reasonable attorney's fees.

- (9) UTILITY EASEMENTS ON LDA, LDB AND LDC DESIGNATED AREAS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Utility Service Plan (Exhibit IV a). Within these easements, if any, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. In the case of drainage easements, there shall be no structure, planting or other material which may change the direction of water flow through drainage channels in such easements. The easement area of each lot, if any, and all improvements in such area shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. Neither the Project Planning Committee nor any utility company using the easements herein or referred to shall be liable for any damage done by them or their assigns, agents, employees or servants to shrubbery, flowers, owner improvements or other property of the owners situated on the land covered by said easements.

(10) VEHICLES ON LDA, LDB AND LDC DESIGNATED AREAS:

No trailer, recreational vehicle, tent, boat or stripped-down, wrecked, junked or wholly inoperable vehicle shall be kept, parked, stored or maintained on any portion of the front yard or street in front of the building line of the permanent structure. Any such equipment or vehicles shall be kept, parked, stored or maintained on other portions of a lot only within an enclosed structure or a screened area which prevents the view thereof from adjacent lots or streets. No dismantling or assembling of motor vehicles, boats, trailers or other machinery or equipment shall be permitted in any street, driveway or yard adjacent to a public street. All storage of boats, campers and other recreational vehicles shall be fully screened and not visible from the public streets adjoining the property on which such is stored. No commercial vehicle of 1 ton or greater load capacity bearing commercial insignia or names shall be parked on any lot or public streets except within an enclosed structure or a screened area which prevents such view thereof from adjacent lots and streets, unless such vehicle is temporarily parked for the purpose of serving such lot.

(11) NUISANCES ON LDA, LDB AND LDC DESIGNATED AREAS:

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No owner or occupant shall perform any act or any work that will impair the structural soundness or integrity of another residence or impair any easement, nor do any act or allow any condition to exist which will adversely affect the other residences or their owners.

No exterior lighting of any sort shall be installed or maintained on a lot where the light source is offensive or a nuisance to neighboring property (with the exception of reasonable security or landscape lighting that has been approved in writing by the Architectural Review Committee).

No exterior speakers, horns, whistles, bells or other sound devices (with the exception of security devices such as entry door and patio intercoms used exclusively to protect the lot and improvements situated thereon) shall be placed or used upon any lot.

(12) GARBAGE AND REFUSE DISPOSAL ON LDA, LDB AND LDC DESIGNATED AREAS: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept in sanitary containers, whether arranged for alley pick up or street pick up. Trash cans, garbage bags or other refuse shall only be placed on the street on garbage pickup days.

(13) PETS ON LDA, LDB AND LDC DESIGNATED AREAS: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except for

cats, dogs or other generally recognized household pets of a reasonable number, provided that they are not kept, bred or maintained for any commercial purposes, and provided that no more than two (2) adult dogs and two (2) adult cats may be kept on a single lot.

All such animals shall be kept in strict accordance with all local laws and ordinances (including leash laws) and in accordance with all rules established by the Project Planning Committee. It shall be the responsibility of the owners of such household pets to prevent the animals from running loose or becoming nuisances to the other residents.

(14) OIL AND MINING OPERATIONS ON LDA, LDB AND LDC DESIGNATED AREAS: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot. No tank for the storage of oil or other fluids may be maintained on any of the lots above the surface of the ground except for an approved public water supply.

(15) WATER AND SEWAGE SYSTEMS ON LDA, LDB AND LDC DESIGNATED AREAS: No individual water supply system or sewage disposal system shall be

permitted on any lot, including but not limited to water wells, cesspools and septic tanks.

(16) RADIO OR TV ANTENNA IN LDA, LDB AND LDC DESIGNATED AREAS: No radio (citizen band or otherwise) or television aerial wires or antennas shall be maintained on any portion of any lot, except those which are fully enclosed within the structure of the dwelling. No microwave dishes, antennas or other receivers shall be placed on any lot without the prior written approval of the Architectural Review Committee.

(17) DRAINAGE EASEMENTS IN LDA, LDB AND LDC DESIGNATED AREAS: Easements for drainage throughout the subdivision are reserved as shown on the Utility Service Plan (Exhibit IV a), such easements being depicted thereon as "drainage easements". No owner of any lot in the subdivision may perform or cause to be performed any act which would alter or change the course of such drainage easements in a manner that would divert, increase, accelerate or impede the natural flow of water over and across such easements. More specifically, and without limitation, no owner may:

(a) alter, change or modify the existing natural vegetation of the drainage easements in a manner that changes the character of the original environment of such easements;

(b) alter, change or modify the existing configuration of the drainage easements or fill, excavate or terrace such easements or

remove trees therefrom, without the prior written approval of the Project Planning Committee;

- (c) construct, erect or install a fence or other structure within such drainage easements of a type or nature that inhibits flow in any way;
- (d) permit temporary or permanent storage of any type upon or within such drainage easements; and
- (e) place, store or permit to accumulate trash, garbage, leaves, limbs or other debris within or upon the drainage easements, either on a temporary or permanent basis.

The failure of any owner, builder or developer to comply with the provisions of these restrictions shall in no event be deemed or construed to impose liability of any nature on the Architectural Review Committee and/or Project Planning Committee, and such committees and/or their members shall not be charged with any affirmative duty to police, control or enforce such provisions. The drainage easements provided for in these restrictions shall in no way affect any recorded easement in the subdivision.

- (18) MAIL BOXES IN LDA, LDB AND LDC DESIGNATED AREAS:
Mail boxes shall be erected and maintained in accordance with the current postal authority standards and the written approval of the Architectural Review Committee.

(19) ATHLETIC FACILITIES ON LDA, LDB AND LDC DESIGNATED AREAS: Tennis court lighting and fencing shall be allowed with the written approval of the Architectural Review Committee. No basketball goals or backboards or any other similar sporting equipment, of either a permanent or temporary nature, shall be placed within 25 feet of the front property line of any lot in the subdivision without the prior written approval of the Architectural Review Committee.

(20) GARAGES ON LDA, LDB AND LDC DESIGNATED AREAS: A garage or carport capable of accommodating at least two (2) automobiles shall be constructed and maintained for each residence. If the garage is detached from the house, it shall be set a minimum distance of 5 feet from the rear lot line. No garage or driveway access shall be allowed across non-access easements designated on Exhibit IIa (Streets & Circulation). Garages will be allowed as builder's sales offices prior to permanent occupancy of the main structure.

Detached garages may not exceed a maximum height of 18 feet at the highest ridge point of the roof measured from the existing ground unless written approval is obtained from the Architectural Review Committee.

(21) ROOFS ON LDA, LDB AND LDC DESIGNATED AREAS: No exposed roof surfaces on any principal and/or secondary structures shall be of wood shingles or wood shakes unless rated by the state insurance as meeting fire retardant standards. All

surfaces shall be tile or architectural series quality composition shingle (240 pounds or more). The Architectural Review Committee shall have the authority to approve other roof treatments and materials when in its determination such treatments and materials in the form utilized will not be a detriment to the quality of the neighborhood.

- (22) SETBACK LINES ON LDA, LDB AND LDC DESIGNATED AREAS: All buildings or other structures, permanent or temporary, habitable or not, must be constructed, placed and maintained in conformity with platted setback lines. In no event shall any such building or other structure be constructed, placed or maintained within 5 feet of the side boundary of a lot or within 25 feet of the rear boundary of a lot, except that with respect to cul-de-sac lots or curved lots (lots having a curved front lot line with a radius of curvature of less than 200 feet), such structure may be constructed as near as 12 feet from the rear of the lot. Detached garages and temporary structures may be situated as near as 5 feet to the rear of any lot. The rear setback line requirements herein specified may be waived by the Architectural Review Committee in the event the owner of a lot desires to construct a tennis court at the rear of such lot and such tennis court will not, in the opinion of the Architectural Review Committee, detract from the general appearance of the neighborhood. However, in no event may such tennis court be situated over a platted drainage or utility easement. The eaves of buildings shall not be deemed to be a

part of a building or structure, but steps and porches shall be deemed to be a part of a building or structure for the purpose of this covenant.

Zero lot line, cluster home and other nonconforming development shall be permitted only with the written approval of both the Project Planning Committee and the Architectural Review Committee.

GOLF COURSE LOTS: All LDA, LDB and LDC lots abutting golf course property shall have a minimum 25 feet building setback line from the abutting golf course property line. The space created by the setback shall be permanently reserved for landscaping and shall contain no structures, accessory buildings, play apparatus, vehicle and equipment storage, parking and/or swimming pools and hot tubs. Notwithstanding the foregoing, the Architectural Review Committee is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced development plan and the resulting neighborhood will not detract from the surrounding development or the golf course and country club.

- (23) SIDEWALKS: All LDA, LDB and LDC designated areas shall have sidewalks contiguous with public streets. With respect to lots classified as corner lots or other type lots with multiple street frontage, such lots shall have sidewalks on all sides which abut public streets. These sidewalks shall be constructed a minimum of 3

feet 6 inches in width, 3 inches in thickness and constructed of at least 2,500 pounds per square foot of concrete, and shall be placed within the street right-of-way. The cost for required walks shall be borne by the developer of the given lot on which sidewalks are required.

(24) SOLAR APPARATUS: No solar collectors or other solar apparatus shall be installed on the exterior portion of a house or within the confines of the lot without the prior written approval of the Architectural Review Committee.

B. USE IN MFA, MFB AND MFC DESIGNATED AREAS: All lots in the MFA, MFB and MFC areas shall be used for multi-family residential purposes only, occupied by an owner or a tenant.

(1) No owner or tenant shall occupy or use a lot or any improvements constructed thereon, or permit the same or any part thereof, to be occupied or used for any purpose other than as a residence for the owner or the owner's family, guests and/or tenants.

During the construction and sales period of the initial dwelling units, the builder may erect and maintain such structures as are customary in connection with such construction and sale of property, including but not limited to, a business office, storage areas, construction yards, signs, model units and sales office.

No building material of any kind shall be placed or stored upon any lot until the owner thereof is

ready to commence improvements, and thereafter the material shall be placed within the property lines of the lot upon which the improvements are being erected and shall not be placed on the street or between the curb and property line.

- (2) OUTBUILDING REQUIREMENTS IN MFA, MFB AND MFC DESIGNATED AREAS: Every outbuilding (including such structures as storage buildings, greenhouses, recreation rooms and laundries) shall be compatible with the appurtenant dwelling in terms of design and material composition. All such outbuildings shall be subject to the written approval of the Architectural Review Committee. In no instance shall an outbuilding exceed one (1) story in height or have total floor areas in excess of 5% of the total aggregate of the floor areas of the living area for each dwelling in the complex. Such outbuilding shall be for the exclusive use of the occupants and shall not be made available to the general public.

- (3) MASONRY REQUIREMENTS IN MFA, MFB AND MFC DESIGNATED AREAS: The exterior walls of the main building constructed on any lot shall be composed of at least 75% masonry or masonry veneer, said percentage to apply to the aggregate area of all said walls. Doors, windows and similar openings shall be counted as contributing to the masonry requirements. The minimum masonry requirement specified shall apply to each floor of a multi-story building. Masonry or masonry veneer shall include stucco, ceramic tile, clay, brick, rock and all other materials commonly referred to as masonry in the San Antonio, Texas area.

Notwithstanding the foregoing, the Architectural Review Committee is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced building concept, design or material and the resulting structure will not detract from the general appearance of the neighborhood.

(4) FENCES IN MFA, MFB AND MFC DESIGNATED AREAS: (Same as for LDA, LDB and LDC designated areas; see pages 24 - 26 hereinabove.)

(5) DRIVEWAYS AND PARKING AREAS IN MFA, MFB AND MFC DESIGNATED AREAS: All driveways shall be surfaced with concrete or other similar hard surfaced material. Asphalt driveways and parking areas may be permitted by the Architectural Review Committee upon proof that construction standards meet or exceed the existing (at time of construction) codes of the City of San Antonio. In all cases, asphalt drives shall require written approval by the Architectural Review Committee.

(6) TEMPORARY STRUCTURES IN MFA, MFB AND MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 26 hereinabove.)

(7) SIGNS IN MFA, MFB AND MFC DESIGNATED AREAS: No signs of any kind shall be displayed to public view on any MFA, MFB or MFC lot. The exception to this provision shall be one sign of not more than 60 square feet or a combination of signs of not more than 30 square feet, each with an

aggregate total of not more than 100 square feet. The purpose of such sign or signs shall be to advertise and display the property's name and address. Signs used by the developer to advertise the property during the construction and sales period shall be permitted irrespective of the foregoing. However, all such signs shall be removed within 30 days of first-time occupancy of 90% or more of the individual project's units.

No advertising signs for products or services shall be permitted under any condition.

(8) MAINTENANCE IN MFA, MFB AND MFC DESIGNATED AREAS:
(Same as LDA, LDB and LDC designated areas; see pages 27 - 28 hereinabove.)

(9) UTILITY EASEMENTS ON MFA, MFB and MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 28 - 29 hereinabove.)

(10) VEHICLES ON MFA, MFB AND MFC DESIGNATED AREAS:
(Same as LDA, LDB and LDC designated areas; see page 29 hereinabove.)

(11) NUISANCES ON MFA, MFB AND MFC DESIGNATED AREAS:
(Same as LDA, LDB and LDC designated areas; see page 30 hereinabove.)

(12) GARBAGE AND REFUSE DISPOSAL ON MFA, MFB AND MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 30 hereinabove.)

(13) PETS ON MFA, MFB and MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 31 hereinabove.)

(14) OIL AND MINING OPERATIONS ON MFA, MFB, AND MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 31 hereinabove.)

(15) WATER AND SEWAGE SYSTEMS ON MFA, MFB AND MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 32 hereinabove.)

(16) RADIO OR TV ANTENNA IN MFA, MFB AND MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 32 hereinabove.)

(17) DRAINAGE EASEMENTS IN MFA, MFB AND MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 32 - 33 hereinabove.)

(18) MAIL BOXES IN MFA, MFB AND MFC DESIGNATED AREAS:
Mail boxes shall be erected and maintained so as not to be accessible from any primary or secondary street designated on Exhibit IIa (Streets & Circulation) and shall be in accordance with the current postal authority standards and the approval of the Architectural Review Committee.

(19) ATHLETIC FACILITIES ON MFA, MFB AND MFC DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas with the exception that no recreational yard area or recreational facilities other than jogging trails may be located closer than 50 feet to an abutting property line of a golf course; see also page 34 hereinabove.)

(20) GARAGES ON MFA, MFB AND MFC DESIGNATED AREAS: A garage or carport capable of accommodating at least two (2) automobiles may at the builder's option be constructed and maintained for each dwelling unit. If the garage or carport is detached from the dwelling unit, it shall be set a minimum distance of 5 feet from the rear lot line. No garage or driveway access shall be allowed across non-access easements designated on Exhibit IIa (Streets & Circulation). Garages will be allowed as builder's sales offices prior to permanent occupancy of the main structure. Any garage and/or carport fronting on a primary or secondary street shall be approved in writing by the Architectural Review Committee.

(21) ROOFS ON MFA, MFB AND MFC DESIGNATED AREAS: No solar collector, solar apparatus, mechanical equipment and/or radio and/or T.V. antennas will be installed on that portion of a roof visible from a primary or secondary street unless approved in writing by the Architectural Review Committee.

(22) SETBACK LINES ON MFA, MFB AND MFC DESIGNATED AREAS: All buildings or other structures, permanent or temporary, habitable or not, shall be constructed, placed and maintained in conformity with platted setback lines. In no event shall any such building or other structure be constructed, placed or maintained within 7-1/2 feet of the side boundary of a lot or within 25 feet of the rear boundary of a lot, except with respect to cul-de-sac lots or curved lots (lots

having a curved front lot line with a radius of curvature of less than 200 feet), such structure may be constructed as near as 15 feet from the rear of the lot. Detached garages and temporary structures may be situated as near as 5 feet to the rear of any lot. The rear setback line requirements herein specified may be waived by the Architectural Review Committee in the event the owner of a lot desires to construct a tennis court at the rear of such lot and such tennis court will not, in the opinion of the Architectural Review Committee, detract from the general appearance of the neighborhood. However, in no event may such tennis court be situated over a platted drainage or utility easement. The eaves of buildings shall not be deemed to be a part of a building or structure, but steps and porches shall be deemed to be a part of a building or structure for the purpose of this covenant.

Zero lot line, cluster home, and other nonconforming development shall be permitted only with the written approval of both the Project Planning Committee and the Architectural Review Committee.

GOLF COURSE LOTS: All MFA, MFB AND MFC lots abutting golf course property shall have a minimum 50 foot building setback line from the abutting golf course property line. The space created by the setback shall be permanently restricted to landscaping and shall contain no structures, accessory buildings, play apparatus and/or vehicle and equipment storage.

Notwithstanding the foregoing, the Architectural Review Committee is empowered to waive the restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced development plan and the resulting neighborhood will not detract from the surrounding development or the golf course and country club.

(23) PARKING: Each MFA, MFB and MFC project shall be constructed so as to provide a minimum of 2 parking spaces each for one bedroom units and 3 parking spaces each for all other dwelling units. All such required parking spaces shall be on-site and shall be in excess of any parking provided on public rights-of-way and/or property. For the purpose of these restrictions, a parking space shall be defined as having a minimum depth of 18 feet and a minimum width of 9 feet.

(24) SIDEWALKS ON MFA, MFB AND MFC DESIGNATED AREAS:
(Same as LDA, LDB and LDC designated areas; see page 36 hereinabove.)

C. USE IN C1, C2 AND C3 DESIGNATED AREAS: All lots in the C1, C2 and C3 areas shall be used for retail, commercial and/or office purposes only.

(1) No owner shall occupy or use a lot or any improvements constructed thereon, or permit the same or any part thereof to be occupied as a residence unless such use is specified in the Table of Permitted Uses (Exhibit III b).

During the construction period of the initial building, the builder may erect and maintain such

structures as are customary in connection with such construction and sale of property, including but not limited to, a business office, storage areas, construction yards, signs, model units and sales office.

No building material of any kind shall be placed or stored upon any lot until the owner, builder, or developer thereof is ready to commence improvements, and thereafter the material shall be placed within the property lines of the lot upon which the improvements are being erected and shall not be placed on the street or between the curb and property line.

SIZE OF STRUCTURE IN C1, C2 AND C3 DESIGNATED AREAS: The total floor area of the structures in any C1, C2 or C3 designated area as reflected on the Land Use Plan (Exhibit IIIa) shall not be restricted with the exception of the following:

- (a) all minimum yards as set forth in the Table of Minimum Yard Requirements (Exhibit IIIc) shall be adhered to;
- (b) a minimum of 5% of the total property, exclusive of building area coverage and required parking areas, shall be set aside, landscaped and maintained as permanent open space; and
- (c) the on-site traffic movements and parking requirements designated in Section VIII C(22) shall be adhered to.

(2) OUTBUILDING REQUIREMENTS IN C1, C2 AND C3 DESIGNATED AREAS: Any outbuildings will be architecturally compatible with the primary structure located on the lot and shall meet all minimum height and yard requirements.

(3) MASONRY REQUIREMENTS IN C1, C2 AND C3 DESIGNATED AREAS: The exterior walls of the main building structures constructed on any lot shall be composed of at least 95% masonry or masonry veneer, said percentage to apply to the aggregate area of all said walls, inclusive of door, window and similar openings. The minimum masonry requirement specified shall apply to all floors of the structures with the exception that architectural glass may be substituted in fulfillment of the masonry requirement. Masonry and masonry veneer shall include stucco, ceramic tile, clay, brick, rock, tilt wall concrete, architectural concrete cinder block and other materials commonly referred to as masonry in the San Antonio, Texas area. Notwithstanding the foregoing, the Architectural Review Committee is empowered to waive this restriction if, in its sole discretion, such waiver is advisable in order to accommodate a unique or advanced building concept, design or material and the resulting structure will not detract from the general appearance of the adjacent development.

(4) FENCES IN C1, C2 AND C3 DESIGNATED AREAS: No fence or wall shall be built or maintained forward of the front wall line of the main structure, not including decorative walls or

fences which are part of the architectural design of the main structure. Any such decorative walls or fences shall not be built or maintained nearer than the building setback line of any lot. An exception shall be made in the case of retaining walls not to exceed 24 inches above the ground.

Notwithstanding the foregoing, the Architectural Review Committee is empowered to waive this height limitation if, in its sole discretion, such waiver is advisable in order to accommodate a unique, attractive or advanced building concept design or material and the resulting retaining wall will not detract from the general appearance of the adjacent development.

No chain-link metal cloth or agricultural wire fences shall be built or maintained on any lot.

No fence or wall shall be built or maintained which exceeds a height of 6 feet unless written approval is obtained from the Architectural Review Committee.

No fence, wall, hedge or shrub planting which obstructs sight lines shall be placed or permitted to remain on (i) any corner lot within the triangular areas formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. In the case of a rounded property corner, from the intersection of the street line extended. The same sight line limits shall apply on any lot within 10 feet from the intersection of street property lines with the edge of a

driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage is maintained at sufficient height to prevent obstruction of such sight lines.

GOLF COURSE LOTS: All builders of improvements on lots with C1, C2 and C3 designations which abut golf course property lines shall be required to erect, prior to occupancy, a masonry fence six (6) feet above the existing ground along all property lines common to golf course property. The specifications as to stone, wrought iron, mortar joints, pattern, supplies, wall thickness, and other pertinent items are to be submitted to and approved by the Architectural Review Committee.

- (5) DRIVEWAYS IN C1, C2 AND C3 DESIGNATED AREAS:
(Same as MFA, MFB and MFC designated areas; see page 39 hereinabove.)
- (6) TEMPORARY STRUCTURES IN C1, C2 and C3 DESIGNATED AREAS: (Same as MFA, MFB and MFC designated areas; see page 39 hereinabove.)
- (7) SIGNS IN C1, C2 AND C3 DESIGNATED AREAS: No signs of any kind shall be erected, maintained or displayed which advertise, promote or reflect any off-premises service, product, direction or information unless specifically related to the premises on which such sign is placed.

One free standing sign may be allowed for each commercial, retail and/or office complex. Such

sign may identify the name of the building or center, the address and the occupying tenants. Such sign shall not exceed 10 feet in height or width and shall have a maximum of 80 square feet of surface area per side with a limit of two sides.

One tenant sign per occupant may be attached to or placed on the structure. Such sign may identify the occupant's name and, if desired, the principal service or product being offered. In no instance will a sign be erected without the written approval of the Architectural Review Committee. The Architectural Review Committee shall mandate the architectural compatibility of sign materials used and in no instance shall approve flashing, rotating and/or excessively lighted signs.

Signs used by the developer to advertise the property during the construction and sales period shall be permitted irrespective of the foregoing.

(8) MAINTENANCE IN C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 27 - 28 hereinabove.)

(9) UTILITY EASEMENTS ON C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 28 - 29 hereinabove.)

(10) VEHICLES ON C1, C2 AND C3 DESIGNATED AREAS: No trailer, recreational vehicle, tent, boat, or stripped-down, wrecked, junked or wholly inoperable vehicle shall be kept, parked, stored

or maintained on any portion of the property or street in front of the building line of a permanent structure. Any such equipment or vehicles shall be kept, parked, stored or maintained on other portions of a lot only within an enclosed structure or a screened area which prevents the view thereof from adjacent lots or streets. No dismantling or assembling of motor vehicles, boats, trailers or other machinery or equipment shall be permitted in any area adjacent to or on a street. No commercial vehicle bearing commercial insignia or names shall be parked on any public street or lot except within an enclosed structure or a screened area which prevents such view thereof from adjacent lots and streets, unless such vehicle is temporarily parked not to exceed any continuous period in excess of 72 hours for the purpose of serving such lot. The sole exception to this provision shall be those uses included in the Table of Permitted Uses.

(11) NUISANCES ON C1, C2 AND C3 DESIGNATED AREAS:

(Same as LDA, LDB and LDC designated areas; see page 30 hereinabove.)

(12) GARBAGE AND REFUSE DISPOSAL ON C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 30 hereinabove.)

(13) PETS ON C1, C2 AND C3 DESIGNATED AREAS: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except for cats, dogs or other generally recognized household pets which may be kept for retail sale

in a recognized pet store or retained for treatment by a duly licensed veterinarian. However, in all such instances, all animals or pets shall be maintained inside an enclosed building and in no case maintained, exercised, treated, offered for sale or trade outside the interior limits of such facilities.

All such animals shall be kept in strict accordance with all local laws and ordinances (including leash laws) and in accordance with all rules established by the Project Planning Committee.

(14) OIL AND MINING OPERATIONS ON C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 31 hereinabove.)

(15) WATER AND SEWAGE SYSTEMS ON C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 32 hereinabove.)

(16) RADIO OR TV ANTENNA IN C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 32 hereinabove.)

(17) DRAINAGE EASEMENTS IN C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 32 - 33 hereinabove.)

(18) MAIL BOXES IN C1, C2 AND C3 DESIGNATED AREAS: No exterior and/or free standing mail box shall be erected or maintained upon any lot unless said box is attached to the building it serves. Such mail facilities shall be approved in writing by

the Architectural Review Committee as being architecturally compatible in design and material.

(19) ATHLETIC FACILITIES ON C1, C2 AND C3 DESIGNATED AREAS: Tennis court lighting and fencing shall be allowed with the written approval of the Architectural Review Committee. No basketball goals or backboards or any other similar sporting equipment, of either a permanent or temporary nature, shall be placed within 25 feet of the front property line of any lot in the subdivision without the prior written approval of the Architectural Review Committee.

(20) GARAGES AND CARPORTS ON C1, C2 AND C3 DESIGNATED AREAS: None required; however, if utilized, the architectural design and material of construction shall be approved in writing by the Architectural Review Committee.

(21) ROOFS ON C1, C2 AND C3 DESIGNATED AREAS: Same as MFA, MFB and MFC designated areas with the addition of permitting exposed architectural metal roofs of 24 gauge or more but excluding metal roofs commonly referred to as corrugated and/or barn roofing. Prior to the installation of any such metal roofs, written approval shall be obtained from the Architectural Review Committee.

(22) PARKING ON C1, C2 AND C3 DESIGNATED AREAS: Parking for C1, C2 and C3 areas shall be provided as follows: one space per 200 square feet of building for C1 uses, and one space per 150

square feet of building for C2 and C3 uses. All required parking shall be provided on-site and shall be in excess of any parking provided on public rights-of-way and/or property.

- (23) LOADING ZONES AND REFUSE COLLECTION ON C1, C2 and C3 DESIGNATED AREAS: Loading docks and areas shall not be located on the street side of any building or structure unless the Architectural Review Committee approves in writing such location (subject to express screening requirements) on one street side of buildings or structures located on a corner. Loading areas may not encroach upon setback areas, with the exception that the Architectural Review Committee may approve such encroachment in connection with the approval of street side loading areas for corner buildings as described in the preceding sentence. Written approval shall be obtained from the Architectural Review Committee as to the manner in which loading docks and areas may be screened. The Architectural Review Committee shall consider such things as location (street side or rear side) and views from adjacent and nearby properties. Loading docks and areas shall not be within 50 feet of any major street reflected on Exhibit IIa (Streets & Circulation).

- (24) SCREENING IN C1, C2 AND C3 DESIGNATED AREAS: Storage areas, air conditioning and heating equipment, incinerators, storage tanks, trucks parked on the premises, roof objects (including fans, vents, cooling towers, skylights and all roof-mounted equipment which rises above the roof line), trash containers and maintenance

facilities, shall either be housed in closed buildings or otherwise completely screened from public view in a manner and at a location which shall be approved in writing by the Architectural Review Committee. Such screening shall include landscaping or permanent fences of solid materials and be located as far from property lines as reasonably possible unless otherwise approved in writing by the Architectural Review Committee. No antenna or tower shall be erected on the properties for any purpose without prior written approval from the Architectural Review Committee. Any and all lines and/or wires for communication or for the transmission of sound or current, not within a building, shall be constructed or placed and maintained underground.

(25) GOLF COURSE LOTS ON C1, C2 AND C3 DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 36 hereinabove.)

D. USE IN IS, IR AND IF DESIGNATED AREAS: All lots in the IS, IR and IF designated areas shall be used for institutional purposes and no retail, commercial and/or office use shall be permitted.

(1) The exception to the above use provision shall be the allowance of commercial, retail and/or office use which is specifically designed to serve the exclusive needs of the general membership of the institution. Such use shall not be publicly advertised and/or promoted and such use shall not be made available to the general public.

In accordance with the premise that institutional uses are often nonprofit and related to fraternal, service or civic uses, such institutions may be allowed to conduct limited on-site fundraising activities directed towards their membership and/or the general public. The maximum number of publicly directed fund raising undertakings by such institutional use shall be limited to four (4) per year based on one (1) per calendar quarter. No such activity shall have a duration of operation longer than three (3) days or 72 hours.

If such activities are desired to be undertaken in addition to those set out above, such activities may be allowed only with the written approval of the Project Planning Committee. Approval for such activities must be requested in writing a minimum of 45 days in advance of the scheduled event. The Project Planning Committee shall give written approval or disapproval at least 30 days prior to the scheduled event.

SIZE OF STRUCTURE IN IS, IR, AND IF DESIGNATED AREAS: The total floor area of the structures in any IS, IR or IF area as reflected on the Land Use Plan (Exhibit IIIa) shall not be restricted with the exception of the following:

- (a) All minimum yards in the Table of Minimum Yard Requirements (Exhibit IIIc) shall be adhered to;

- (b) a minimum of 20% of the total property, exclusive of building area coverage and required parking areas, shall be set aside, landscaped and maintained as permanent open space by the owner; and
- (c) the on-site traffic movements and parking requirements shall provide for one space per 100 square feet of building space and/or one (1) space per each two (2) seats of permanent auditorium seating, whichever is greater, in all IS, IR and IF uses.
- (2) OUTBUILDING REQUIREMENTS IN IS, IR AND IF DESIGNATED AREAS: No outbuilding, accessory, storage or other structure shall be constructed on the lot unless approved in writing by the Architectural Review Committee.
- (3) MASONRY REQUIREMENTS IN IS, IR AND IF DESIGNATED AREAS: (Same as for C1, C2 and C3 designated areas; see pages 45 - 46 hereinabove.)
- (4) FENCES IN IS, IR AND IF DESIGNATED AREAS: (Same as C1, C2 and C3 designated areas; see page 46 hereinabove.)
- (5) DRIVEWAYS AND PARKING AREAS IN IS, IR AND IF DESIGNATED AREAS: (Same as MFA, MFB and MFC designated areas; see page 39 hereinabove.)
- (6) TEMPORARY STRUCTURES IN IS, IR AND IF DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 26 hereinabove.)

- (7) SIGNS IN IS, IR AND IF DESIGNATED AREAS: (Same as MFA, MFB and MFC designated areas; see page 39 hereinabove.)
- (8) MAINTENANCE IN IS, IR AND IF DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 27 - 28 hereinabove.)
- (9) UTILITY EASEMENTS IN IS, IR AND IF DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 28 - 29 hereinabove.)
- (10) VEHICLES ON IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 29 hereinabove.)
- (11) NUISANCES ON IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 30 hereinabove.)
- (12) GARBAGE AND REFUSE DISPOSAL IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 30 hereinabove.)
- (13) PETS IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 31 hereinabove.)
- (14) OIL AND MINING OPERATIONS IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 31 hereinabove.)
- (15) WATER AND SEWER SYSTEMS IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 32 hereinabove.)

- (16) RADIO AND TV ANTENNA IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 32 hereinabove.)
- (17) DRAINAGE EASEMENTS IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see pages 32 - 33 hereinabove.)
- (18) MAIL BOXES IN IS, IF AND IR DESIGNATED AREAS: (Same as C1, C2 and C3 designated areas; see page 51 hereinabove.)
- (19) ATHLETIC FACILITIES IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas with the exception that no recreational yard area or recreational facilities other than jogging trails may be located closer than 50 feet to an abutting property line of a golf course; see also page 34 hereinabove.)
- (20) GARAGES IN IS, IF AND IR DESIGNATED AREAS: (Same as C1, C2 and C3 designated areas; see page 51 hereinabove.)
- (21) ROOF IN IS, IF AND IR DESIGNATED AREAS: (Same as LDA, LDB and LDC designated areas; see page 34 hereinabove.)
- (22) PARKING IN IS, IF AND IR DESIGNATED AREAS: (See Section VIII D (1)(c), page 55 hereinabove.)
- (23) LOADING ZONES AND REFUSE COLLECTION STATION IN IS, IF AND IR DESIGNATED AREAS: (Same as C1, C2 and C3 designated areas; see pages 52 - 53 hereinabove.)

- E. USE IN P DESIGNATED AREAS: Any area may be designated for public use if (i) such area is developed, constructed and/or operated by a valid public entity of the State of Texas which is directly responsible to the voters residing within its jurisdiction, and (ii) if such use is approved in writing by the Project Planning Committee.

Any such use shall be secondary to the primary use category assigned to the site on the Land Use Plan (Exhibit IIIa) and as such shall be restricted to the development standards set forth in the foregoing articles for the specified use category.

- F. USE IN O DESIGNATED AREAS: Areas designated O shall be for office use only and shall have no commercial or retail activities on site. The exceptions to commercial and retail services in the area shall be cafeterias, sundry shops, etc. which are designed to serve the primary use of the building's occupants.

All other restrictions for O designated areas shall be the same as those applied to C2 and C3 designated areas, with the exception that one parking space per 150 square feet of gross building space shall be required on site in addition to any parking provided on public lands and rights-of-way.

- G. SPECIAL USE AREAS: Land use in areas designated special use zones will be granted by the Project Planning Committee. Such proposed uses shall be submitted to the Project Planning Committee for review and approval and may be granted with conditions of time and/or performance.

EXHIBIT IIb

TABLE OF PERMITTED USES

The following table of permitted uses has been prepared as a guide for land uses to be allowed within the Stone Oak planned community. With respect to uses which are not listed on the following table, the Project Planning Committee shall determine which areas, if any, may be allowed for specific uses. If such use does not appear in the following table, the Committee, utilizing its best judgement and comparisons of similar type uses in the following table shall make the final determination of approving said use. Should the project ever become subject to the zoning ordinances of a given municipality and such zoning ordinances appear to be in conflict with this Table of Permitted Uses, the more restrictive of the two shall apply.

Upon request, the Project Planning Committee may give written approval for temporary uses of any given area, commencing with the date of written approval. No such use may be extended or permitted to operate longer than six months.

In addition, the Project Planning Committee may give written approval, upon request, for a special use permit which shall terminate at the time of transfer of the property in question or cessation of its use. Special uses and their conditions must be appended to the deed of the subject property in question and indicate non-transferability of the special use.

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
ABRASIVES MANUFACTURE			LAND	USE	NOT	ALLOWED								
ACCESSORY USES	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ACETYLENE GAS MANUFACTURE AND/OR STORAGE			LAND	USE	NOT	ALLOWED								
ACID MANUFACTURE (HYDROCLORIC, NITRIC, PICRIC, SULPHURIC, SULPHANEUS AND CARBOLIC)			LAND	USE	NOT	ALLOWED								

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
AERIAL SURVEY									●					
AIR-CONDITIONING SALES, RETAIL, COMPLETELY ENCLOSED, (SERVICE INCIDENTAL)								●	●					
AIR-CONDITIONING-REFRIGERATION SERVICE REPAIR (COMPLETELY ENCLOSED WITH NO INSTALLATION OF CENTRAL UNITS-HEATING OR COOLING.)									●					
AIRPORTS (NON-GOVERNMENTAL)					LAND	USE	NOT	ALLOWED						
AIR PRODUCTS MANUFACTURE					LAND	USE	NOT	ALLOWED						
ALCOHOLIC BEVERAGE MANUFACTURE					LAND	USE	NOT	ALLOWED						
ALCOHOLIC BEVERAGE, RETAIL SALES, (NO ON-PREMISES CONSUMPTION IN R-RESTRICTED ZONES)							●	●	●					
ALCOHOL DISTILLATION AND/OR STORAGE					LAND	USE	NOT	ALLOWED						
ALTERING AND REPAIRING OF WEARING APPAREL							●	●	●					
ALUMINUM PRODUCTS (LIGHT MANUFACTURE)					LAND	USE	NOT	ALLOWED						
AMBULANCE SERVICE									●					
AMMONIA, BLEACHING POWDER, AND CHLORINE MANUFACTURE					LAND	USE	NOT	ALLOWED						
AMUSEMENT PARKS (COMMERCIAL)					LAND	USE	NOT	ALLOWED						
ANIMAL SHELTER OR DOG POUND (NON-GOVERNMENTAL)									●					
ANIMAL BLACK, LAMP BLACK OR BONE BLACK MANUFACTURE					LAND	USE	NOT	ALLOWED						
ANIMAL HOSPITAL									●					
ANIMAL REDUCTION					LAND	USE	NOT	ALLOWED						
ANIMAL SLAUGHTER					LAND	USE	NOT	ALLOWED						
ANTIQUE STORE (COMPLETELY ENCLOSED)								●	●					

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
APARTMENT HOTEL								●						
APOTHECARY, LIMITED TO THE SALE OF PHARMACEUTICAL AND MEDICAL SUPPLIES								●	●					
APPAREL AND ACCESSORY STORE (NO USED MERCHANDISE)								●	●					
APPLIANCE REPAIR				LAND USE NOT ALLOWED										
APPLIANCE REPAIR (COMPLETELY ENCLOSED)								●	●					
APPLIANCE STORE (RETAIL SALES) REPAIR ONLY AS INCIDENTAL USE (COMPLETELY ENCLOSED)								●	●					
ARMORY				LAND USE NOT ALLOWED										
ART GALLERY AND/OR MUSEUM (COMMERCIAL-RETAIL SALE OF OBJECTS D'ART ONLY)								●	●					
ART OBJECTS (SALES & DISPLAY)								●	●					
ARTIFICIAL LIMB ASSEMBLY				LAND USE NOT ALLOWED										
ASBESTOS PRODUCTS MANUFACTURE				LAND USE NOT ALLOWED										
ASPHALT PRODUCTS MANUFACTURE				LAND USE NOT ALLOWED										
AUDITORIUM (PRIVATE)								●	●	●	●	●	●	
AUTOMOBILE FILLING STATION AND/OR SERVICE (ALL REPAIRS TO BE COMPLETELY ENCLOSED)									●					
AUTOMOBILE GLASS SALES AND INSTALLATION									●					
AUTOMOBILE MANUFACTURE				LAND USE NOT ALLOWED										
AUTOMOBILE MUFFLER SALES AND INSTALLATION (COMPLETELY ENCLOSED)									●					
AUTOMOBILE MUFFLER SALES AND INSTALLATION (FENCED OUTSIDE STORAGE)				LAND USE NOT ALLOWED										

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	0	IS	IR	IF	P
AUTOMOBILE PARKING LOTS OR PARKING GARAGES (COMMERCIAL)									•					
AUTOMOBILE PARTS SALE (COMPLETELY ENCLOSED, EXCLUDING WRECKING OR DISMANTLING OR ANY TYPE OF JUNK OR SALVAGE OPERATION; INSTALLATION OR MACHINE SHOP SERVICE NOT ALLOWED IN B-2)								•						
AUTOMOBILE RENTAL								•						
AUTOMOBILE REPAIR (COMPLETELY ENCLOSED)									•					
AUTOMOBILE REPAIR				LAND USE NOT ALLOWED										
AUTOMOBILE STORAGE (NOT PARKING LOT OR GARAGE)				LAND USE NOT ALLOWED										
AUTOMOBILE UPHOLSTERY SALES AND INSTALLATION (COMPLETELY ENCLOSED)									•					
AUTOMOBILE LAUNDRY (VACUUM CLEANERS MUST BE SET BACK A MINIMUM OF 50 FT. FROM RESIDENTIAL ZONES)									•					
AUTOMOBILE WRECKING, DISMANTLING OR SALVAGE				LAND USE NOT ALLOWED										
AUTOMOBILE AND TRUCK SALES AND SERVICE (NEW AND USED) (SERVICE COMPLETELY ENCLOSED)									•					
AUTOMOBILE SELF - SERVICE ISLAND (INCIDENTAL TO RETAIL OR SERVICE USES; NO MORE THAN TWO PUMPS)							•	•						
AVIARY				LAND USE NOT ALLOWED										
AWNING MANUFACTURE				LAND USE NOT ALLOWED										
BAG CLEANING				LAND USE NOT ALLOWED										
BAG CLEANING (ENTIRELY ENCLOSED)				LAND USE NOT ALLOWED										
BAIT STORE				LAND USE NOT ALLOWED										

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
BAKERY (RETAIL)							●	●						
BAKERY (WHOLESALE)									●					
BANK; SAVINGS AND LOAN; TRUST CO.								●		●				
BARBER AND BEAUTY EQUIPMENT AND RELATED SPECIALTY SALES (WHOLESALE)				LAND USE NOT ALLOWED										
BARBER OR BEAUTY SHOP							●	●	●	●				
BATCHING PLANT (TEMPORARY PERMIT-6 MONTHS MAXIMUM IN LDA, LDB, LDC, MFA, MFB AND MFC DISTRICTS)				TEMPORARY PERMIT 12 MONTHS IN C1, C2, C5 ZONES										
BATTERY MANUFACTURE				LAND USE NOT ALLOWED										
BEVERAGE MANUFACTURE (NOT INCLUDING ALCOHOLIC)				LAND USE NOT ALLOWED										
BICYCLE AND/OR LAWMOWER REPAIR (FENCED OUTSIDE STORAGE)				LAND USE NOT ALLOWED										
BICYCLE AND/OR LAWMOWER REPAIR (COMPLETELY ENCLOSED)								●	●					
BICYCLE (RETAIL)								●	●					
BLACKSMITH AND HORSESHOEING				LAND USE NOT ALLOWED										
BLUEPRINTING AND PHOTOSTATING								●	●					
BOILER OR TANK WORKS				LAND USE NOT ALLOWED										
BONE REDUCTION				LAND USE NOT ALLOWED										
BOOK BINDER				LAND USE NOT ALLOWED										
BOOK STORE (NO OUTSIDE STORAGE OR DISPLAY)								●						
BOWLING ALLEYS								●						
BREWERY				LAND USE NOT ALLOWED										
BROOM AND BRUSHES MANUFACTURE				LAND USE NOT ALLOWED										
BUSINESS COLLEGE								●			●			
BUSINESS MACHINE STORE								●	●					

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
BUILDING SPECIALTIES STORE, RETAIL (COMPLETELY ENCLOSED)									●					
BUILDING HARDWARE SPECIALTY ITEMS (WHOLESALE-COMPLETELY ENCLOSED)									●					
BUS STATIONS AND TERMINALS														●
BUTANE AND OTHER LIQUIFIED PRODUCTS STORAGE AND SALES				LAND USE NOT ALLOWED										
CABINET OR CARPENTER SHOP (COMPLETELY ENCLOSED)									●					
CABINET OR CARPENTER SHOP									●					
CAFE OR RESTAURANT (CURB SERVICE)				LAND USE NOT ALLOWED										
CAFE, RESTAURANT OR CAFETERIA (ALCOHOLIC BEVERAGES WHEN INCIDENTAL TO FOOD SALES, WITH ALL SERVICES COMPLETELY ENCLOSED)								●	●	●				
CANDY, NUT AND CONFECTIONERY STORE								●						
CAMERA AND PHOTOGRAPHIC STORE								●						
CAN MANUFACTURE				LAND USE NOT ALLOWED										
CANDLE MANUFACTURE									●					
CANDY MANUFACTURE									●					
CANDY STORE (RETAIL ONLY)								●						
CANVAS PRODUCTS MANUFACTURE				LAND USE NOT ALLOWED										
CARNIVAL OR CIRCUS, ETC.				LAND USE NOT ALLOWED										
CARPET CLEANING PLANT									●					
CARTING, EXPRESS, CRATING, HAULING AND STORAGE				LAND USE NOT ALLOWED										
CARWASH, AUTOMATIC (OPENING OF WASHING BAY OR TUNNEL MUST BE A MINIMUM OF 25 FEET FROM THE PROPERTY LINE)									●					
CATERING SHOP								●	●					

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
CAUSTIC SODA MANUFACTURE				LAND	USE	NOT	ALLOWED							
CELLULOID MANUFACTURE				LAND	USE	NOT	ALLOWED							
CEMENT, LIME, GYPSUM AND PLASTER MANUFACTURE				LAND	USE	NOT	ALLOWED							
CERAMIC PRODUCTS (RETAIL ONLY)							●							
CERAMIC PRODUCTS MANUFACTURING				LAND	USE	NOT	ALLOWED							
CHEMICAL MANUFACTURE AND/OR PROCESSING				LAND	USE	NOT	ALLOWED							
CHILDREN'S DAY NURSERIES (PRINCIPAL USE-OPERATORS DWELLING)							●							
CHINA DISPLAY & SALES							●							
CHURCHES											●			
CIGAR STORES (RETAIL ONLY)							●							
CIVIC CENTER									●	●	●	●	●	
CLEANING & DRY CLEANING PLANTS				LAND	USE	NOT	ALLOWED							
CLOTH DISPLAY & SALES							●							
CLINICS, DENTAL OR MEDICAL							●		●					
CLOTHING MANUFACTURE				LAND	USE	NOT	ALLOWED							
CLUB OR LODGE							●		●					
COFFEE ROASTING				LAND	USE	NOT	ALLOWED							
COLD STORAGE PLANT				LAND	USE	NOT	ALLOWED							
COLLEGE FRATERNITY OR SORORITY HOUSE										●		●		
COMMUNITY CENTER							●		●	●	●	●	●	
CONTRACTORS (COMPLETELY ENCLOSED, NO OUTSIDE STORAGE)								●						
CONTRACTORS (OUTSIDE STORAGE)				LAND	USE	NOT	ALLOWED							
CONCRETE PRODUCTS MANUFACTURE				LAND	USE	NOT	ALLOWED							

	LDA	LDB	LDC	MFA	MEB	MFC	C1	C2	C3	O	IS	IR	IF	P
CORRECTION, DETENTION OR PENAL INSTITUTION														
COSMETICS (COMPOUNDED ONLY)														
COTTON COMPRESS														
COTTON GINNING AND BAILING														
CREAMERY														
CREOSOTE TREATMENT OR MANUFACTURE														
CROP DUSTING SERVICE (FLYING)														
DAIRY EQUIPMENT SALES (WHOLESALE-COMpletely ENCLOSED)														
DAIRY PRODUCTS SALES (RETAIL)							●	●						
DAIRY PRODUCTS SALES (WHOLESALE)														
DANCE HALL														
DAY NURSERIES								●		●	●	●	●	●
DELICATESSEN								●						
DENOMINATIONAL SCHOOLS											●	●		
DENTISTS' OFFICES & CLINICS								●		●				
DEPARTMENT STORE								●						
DETERGENTS, SOAPS AND BY-PRODUCTS MANUFACTURE USING ANIMAL FATS														
DISINFECTANT, INSECTICIDES OR POISON MANUFACTURE														
DOCTORS' OFFICES & CLINICS								●		●				
DOG POUND OR ANIMAL SHELTER (NON-GOVERNMENTAL)									●					
DRUG MANUFACTURE														
DRUG SALES (WHOLESALE)														
DRUG STORE									●					
DRY CLEANING							●	●	●					

	LDA	LDB	LDC	MFA	MTB	MFC	C1	C2	C3	O	IS	IR	IF	P
DRY CLEANING (PICK UP ONLY)							●	●						
DRY CLEANING (LIMITED TO FIVE EMPLOYEES)								●						
DRY GOODS STORE								●						
DRY GOODS (WHOLESALE-COMpletely ENCLOSED)				LAND USE NOT ALLOWED										
DWELLING (ONE-FAMILY)	●	●	●											
DWELLING (ONE-FAMILY ATTACHED IN P.U.D. ONLY)	●	●	●											
DWELLING (TWO-FAMILY)				●	●	●								
DWELLING (TWO-FAMILY ATTACHED IN P.U.D. ONLY)				●	●	●								
DWELLING (MULTI-FAMILY)				●	●	●								
DYE MANUFACTURE				LAND USE NOT ALLOWED										
ELECTRIC POWER GENERATOR STATION (PRIMARY STATION)				LAND USE NOT ALLOWED										
ELECTRIC REPAIR (APPLIANCES, COMPLETELY ENCLOSED)									●					
ELECTRIC REPAIR SHOP (HEAVY EQUIPMENT)				LAND USE NOT ALLOWED										
ELECTRICAL SUBSTATIONS (TO BE ENCLOSED BY A FENCE OR WALL, MINIMUM 6' IN HEIGHT, WITH PHYSICAL INSTALLATION BEING ENCLOSED BY A BARRIER WHICH CONSTITUTES A VISUAL SCREEN)	●	●	●	●	●	●	●	●	●	●	●	●	●	●
ELECTROPLATING				LAND USE NOT ALLOWED										
ELEVATOR MAINTENANCE AND SERVICE									●					
EXTERMINATORS (COMPLETELY ENCLOSED)									●					
FAIR GROUNDS, BASEBALL PARK AND STADIUM											●	●	●	●
FARM EQUIPMENT SALES AND SERVICE (COMPLETELY ENCLOSED)									●					

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
FARM SUPPLIES									●					
FARMING AND TRUCK GARDENING, BUT NOT FOR RETAIL SALES, (PERMITTED IN ANY DISTRICT ON TRACTS OF 5 ACRES OR MORE WHEN SUCH FARMING OPERATION EXCLUDES ANY LIVESTOCK)														
FEED STORE OR SEED AND FERTILIZER									●					
FELT MANUFACTURE (CLOTH)														
FELT MANUFACTURE (ROOFING)														
FERTILIZER MANUFACTURE OR PROCESSING														
FILM DEVELOPING & PRINTING									●					
FISH MARKET (WHOLESALE)														
FISH MARKET (RETAIL)								●						
FIX-IT SHOP (FENCED OUTSIDE STORAGE)														
FIX-IT SHOP (COMPLETELY ENCLOSED)								●						
FLOOR COVERING SALES (WHOLESALE-COMPLETELY ENCLOSED)														
FLORAL SHOP (COMPLETELY ENCLOSED)								●	●					
FLORAL SHOP								●						
FLORIST (WHOLESALE-COMPLETELY ENCLOSED IN B-3)														
FOOD-TO-GO (RETAIL-NO CURB SERVICE)								●	●					
FOOD LOCKER PLANT (RETAIL)														
FOOD PRODUCTS MANUFACTURE AND PROCESSING (NOT RENDERING)														
FOOD PRODUCTS (WHOLESALE STORAGE AND SALES)									●					
FOOD STORE								●	●					

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
FOUNDRY						LAND USE NOT ALLOWED								
FRATERNAL CLUBS OR LODGES														
FREIGHT DEPOT (RAILROAD AND/OR TRUCK)						LAND USE NOT ALLOWED								
FRUIT AND PRODUCE (WHOLESALE)						LAND USE NOT ALLOWED								
FRUIT AND VEGETABLE STORE (FULLY ENCLOSED)														
FUEL YARD						LAND USE NOT ALLOWED								
FUNERAL HOME, MORTUARY OR UNDERTAKING ESTABLISHMENT														
FUNGICIDES MANUFACTURE						LAND USE NOT ALLOWED								
FUR DYING, FINISHING AND STORING (NO TANNING-NO HIDE STORAGE)						LAND USE NOT ALLOWED								
FURNITURE UPHOLSTERING (COMPLETELY ENCLOSED WITH NO OUTSIDE STORAGE)														
FURNITURE REPAIR AND UPHOLSTERING (FENCED OUTSIDE STORAGE)						LAND USE NOT ALLOWED								
FURNITURE REPAIR AND UPHOLSTERING (COMPLETELY ENCLOSED)														
FURNITURE (WHOLESALE SALES)						LAND USE NOT ALLOWED								
FURNITURE STORE RETAIL (FENCED OUTSIDE STORAGE)						LAND USE NOT ALLOWED								
FURNITURE STORE RETAIL (COMPLETELY ENCLOSED) (NO REPAIR)														
GARAGE, PUBLIC OR STORAGE														
GARDEN SPECIALTY STORE														
GAS REGULATION STATION (SCREENING)														
GASOLINE FILLING STATION AND/OR SERVICE (ALL REPAIRS TO BE COMPLETELY ENCLOSED)														

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
HOBBY SUPPLY STORE								●						
HOME OCCUPATION	●	●	●	●	●	●								
HOSIERY MANUFACTURE				LAND USE NOT ALLOWED										
HOSPITAL OR SANITARIUM									●					
HOTEL									●					
ICE HOUSE (NO ON-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES)							●							
ICE MANUFACTURE				LAND USE NOT ALLOWED										
ICE CREAM MANUFACTURE (WHOLESALE)				LAND USE NOT ALLOWED										
ICE CREAM AND ICE MILK (RETAIL)							●	●						
ICE CREAM STORE								●						
INCINERATOR				LAND USE NOT ALLOWED										
INSULATION, MANUFACTURE AND FABRICATION				LAND USE NOT ALLOWED										
INTERIOR DECORATING STUDIO								●						
JEWELRY STORE								●						
JUNK YARD OR SALVAGE YARD (OTHER REQUIREMENTS: CHAPTER 20 OF THIS CODE).				LAND USE NOT ALLOWED										
LABORATORY (DENTAL OR MEDICAL)								●	●					
LABORATORY (RESEARCH)								●	●					
LABORATORY (TESTING)									●					
LAUNDRY									●					
LAUNDRY (LIMITED TO 5 EMPLOYEES)									●					
LAUNDRY OR DRY CLEANING (PICK-UP STATION)							●	●						
LAUNDRY AND DRY CLEANING (SELF-SERVICE)							●	●						

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
LEATHER GOODS OR LUGGAGE STORE								●						
LIBRARIES (NON-GOVERNMENTAL)								●	●	●	●	●	●	
LINEN SUPPLY, DIAPER SERVICE OR UNIFORM SUPPLY									●					
LINOLEUM, VINYL, PLASTICS, RUBBER, ASPHALT OR COMPOSITION TILE MANUFACTURE				LAND USE NOT ALLOWED										
LOAN OFFICE								●		●				
LOCKSMITH								●						
LUMBER YARD AND BUILDING MATERIALS (RETAIL)									●					
LUMBER YARD AND BUILDING MATERIALS (WHOLESALE)				LAND USE NOT ALLOWED										
MACHINE SHOP				LAND USE NOT ALLOWED										
MACHINE, TOOLS AND CONSTRUCTION EQUIPMENT SALES AND SERVICE (ENCLOSED)									●					
MARINE SALES									●					
MARINE AND BOAT MANUFACTURE				LAND USE NOT ALLOWED										
MARINE AND BOAT STORAGE									●					
MATCHES MANUFACTURE				LAND USE NOT ALLOWED										
MATTRESS MANUFACTURE AND REBUILDING				LAND USE NOT ALLOWED										
MEDICAL CENTER WITH HOSPITAL								●						
METAL INGOTS, PIGS, CASTING SHEETS OR BEARINGS, FORGING OR ROLLING MILLS				LAND USE NOT ALLOWED										
METAL PRODUCTS FABRICATION				LAND USE NOT ALLOWED										
MILLINER (CUSTOM)								●						
MILLINERY MANUFACTURE				LAND USE NOT ALLOWED										

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
OIL WELL SUPPLIES AND MACHINERY SALES														
				LAND	USE	NOT			ALLOWED					
OPTICAL GOODS (RETAIL)								●						
OPTICAL GOODS (WHOLESALE-COMpletely ENCLOSED)									●					
OPTICIAN								●	●	●				
OPTOMETRY OFFICE								●	●	●				
PACKING PLANT (NO RENDERING)														
				LAND	USE	NOT			ALLOWED					
PACKING AND GASKET MANUFACTURE														
				LAND	USE	NOT			ALLOWED					
PAINTS, PIGMENTS, ENAMELS, JAPANS, LACQUERS, PUTTIES, VARNISHES, AND WOOD FILLERS MANUFACTURE AND PROCESSING														
PAINT AND WALLPAPER STORE								●						
PAPER PRODUCTS MANUFACTURE														
				LAND	USE	NOT			ALLOWED					
PAPER, PULP, CELLULOSE, AND RAYON MANUFACTURE														
				LAND	USE	NOT			ALLOWED					
PAPER SUPPLIES (WHOLESALE)									●					
PASSENGER DEPOT (RAILROAD OR BUS)									●	●				●
PAWN SHOP (COMPLETELY ENCLOSED)														
				LAND	USE	NOT			ALLOWED					
PECAN SHELLING (CARBON BLACK PROCESSING)														
				LAND	USE	NOT			ALLOWED					
PECAN SHELLING														
				LAND	USE	NOT			ALLOWED					
PERSONAL SERVICES AND LIMITED RETAIL										●				
PET SHOP (COMPLETELY ENCLOSED)								●						
PETROLEUM MANUFACTURING OR PROCESSING														
				LAND	USE	NOT			ALLOWED					
PETROLEUM STORAGE (WHOLESALE)														
				LAND	USE	NOT			ALLOWED					

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
PHOTOGRAPHIC EQUIPMENT AND SUPPLIES SALES (RETAIL)								●						
PHOTOGRAPHIC EQUIPMENT AND SUPPLIES SALES (WHOLESALE-COMpletely ENCLOSED)									●					
PHOTOGRAPHIC STUDIO								●	●					
PICKLE MANUFACTURE				LAND USE NOT ALLOWED										
PICTURE FRAMING								●						
PIPE LINES AND ELECTRICAL TRANSMISSION LINES														●
PIPE STORAGE				LAND USE NOT ALLOWED										
PLANING MILL				LAND USE NOT ALLOWED										
PLANT NURSERY (ONE ACRE MINIMUM, NO SALES OR ADVERTISING SIGNS ON PROPERTY; ACCESSORY BUILDINGS PERMITTED NOT TO EXCEED A TOTAL OF 600 SQUARE FEET NOR TO BE CLOSER THAN 50 FEET TO THE FRONT PROPERTY LINE NOR TO ANY ABUTTING RESIDENTIAL ZONE; NO OUTSIDE STORAGE OF EQUIPMENT OR OTHER MATERIALS EXCEPT LIVE PLANT MATERIAL)									●					
PLANT NURSERY SALES, GREENHOUSE (RETAIL SALES) (NO OUTSIDE STORAGE EXCEPT LIVE PLANT MATERIAL)								●	●					
PLANT NURSERY, GREENHOUSE (WHOLESALE)									●					
PLASTICS MANUFACTURE				LAND USE NOT ALLOWED										
PLAYGROUND EQUIPMENT MANUFACTURE				LAND USE NOT ALLOWED										
PLUMBING FIXTURE SALES, (COMPLETELY ENCLOSED) (RETAIL)								●						
PLUMBING FIXTURE SALES (WHOLESALE)									●					
POST OFFICE								●	●	●				●

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
POULTRY FLOCK (AS CAGE HEN OPERATION)														
POULTRY PROCESSING AND LIVE POULTRY STORAGE														
POULTRY PROCESSING AND LIVE POULTRY STORAGE (COMPLETELY ENCLOSED)														
PRINTERS														
PYROXYLIN MANUFACTURE (EXPLOSIVE)														
RADIO STATION, WITH TRANSMITTER TOWER														
RADIO STATION OR STUDIO, WITHOUT TRANSMITTER TOWER														
READING ROOM														
RECREATION FACILITY, NEIGHBORHOOD. NO SALE OF ALCOHOLIC BEVERAGES.														
REDUCING SALON														
REFRIGERATION EQUIPMENT MANUFACTURE														
RENDERING PLANT														
RESTAURANT														
RIDING STABLE OR ACADEMY														
ROOMING HOUSE OR BOARDING HOUSE														
RUBBER, GUTTA-PERCHA MANUFACTURE, PROCESSING OR RECLAIMING														
RUG AND/OR CARPET SALES														
RUG CLEANING														
RUG CLEANING (COMPLETELY ENCLOSED)														
SAND OR GRAVEL STORAGE YARD														
SAUERKRAUT MANUFACTURE														
SCHOOLS, ELEMENTARY														
SCHOOLS, SECONDARY														

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
SHOE MANUFACTURE				LAND	USE	NOT	ALLOWED							
SHOE POLISH MANUFACTURE				LAND	USE	NOT	ALLOWED							
SHOE REPAIR SHOP								●						
SHOE SALES (RETAIL)								●						
SHOE SALES (WHOLESALE-COMpletely ENCLOSED)									●					
SIGN, ADVERTISING (EXCLUDING BUSINESS SIGNS)				LAND	USE	NOT	ALLOWED							
SIGN SHOP (COMpletely ENCLOSED)								●	●					
SIGN SHOP									●					
SKATING RINKS				LAND	USE	NOT	ALLOWED							
SKATING RINKS (COMpletely ENCLOSED)								●	●					
SMALL ANIMAL CLINIC OR KENNELS				LAND	USE	NOT	ALLOWED							
SMALL ANIMAL CLINIC OR KENNELS (COMpletely ENCLOSED)									●					
SODA AND WASHING COMPOUND MANUFACTURE				LAND	USE	NOT	ALLOWED							
SPORTING GOODS STORE								●	●					
SPORTING GOODS (WHOLESALE-COMpletely ENCLOSED)									●					
STAMP, COIN SALES (RETAIL)								●						
STATIONERY SALES								●		●				
STOCK YARD				LAND	USE	NOT	ALLOWED							
STONE CUTTING OR MONUMENT MANUFACTURE				LAND	USE	NOT	ALLOWED							
STONE MONUMENT SALES									●					
STONE QUARRY AND GRAVEL PITS				LAND	USE	NOT	ALLOWED							

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
STUDIO FOR PROFESSIONAL WORK OR TEACHING OF ANY FORM OF FINE ARTS, PHOTOGRAPHY, MUSIC, DRAMA, DANCE, PAINTING, ETC.								●	●		●			
SUGARS AND STARCHES MANUFACTURE				LAND USE NOT ALLOWED										
SURGICAL OR DENTAL SUPPLIES STORE									●					
SURGICAL OR DENTAL SUPPLIES (WHOLESALE-COMpletely ENCLOSED)									●					
SYRUP MANUFACTURE				LAND USE NOT ALLOWED										
TAILOR SHOP								●						
TAMALE AND TORTILLA MANUFACTURE (RETAIL)								●	●					
TAMALE AND TORTILLA MANUFACTURE (WHOLESALE)									●					
TANNERY				LAND USE NOT ALLOWED										
TAR DISTILLATION AND/OR MANUFACTURE				LAND USE NOT ALLOWED										
TAVERN								●						
TAXIDERMIST								●	●					
TELEPHONE COMPANY BUSINESS OFFICE OR SWITCHING CENTER								●	●	●				
TELEPHONE OR UTILITY COMPANY SERVICE CENTER									●					
TELEVISION STATIONS, WITH TRANSMITTER TOWER				LAND USE NOT ALLOWED										
TELEVISION STATION OR STUDIO WITHOUT TRANSMITTER TOWER									●		●	●		
TEXTILE MANUFACTURE				LAND USE NOT ALLOWED										
THEATER (INDOOR)								●						
THEATER (OUTDOOR, INCLUDING DRIVE-IN THEATER)				LAND USE NOT ALLOWED										

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
TILE MANUFACTURER (CERAMIC)				LAND	USE	NOT	ALLOWED							
TILE ROOFING AND WATERPROOFING MANUFACTURE				LAND	USE	NOT	ALLOWED							
TOBACCO PROCESSING				LAND	USE	NOT	ALLOWED							
TOBACCO STORE								●						
TOOL MANUFACTURE				LAND	USE	NOT	ALLOWED							
TOOL RENTAL (COMPLETELY ENCLOSED)								●						
TOOL RENTAL (FENCED OUTSIDE STORAGE)				LAND	USE	NOT	ALLOWED							
TOURIST HOME								●						
TOWN HOUSE (UPON WRITTEN APPROVAL OF PPC)	●	●	●	●	●	●								
TOY MANUFACTURE				LAND	USE	NOT	ALLOWED							
TOY STORE								●						
TRADE SCHOOL (COMMERCIAL)									●					
TRAILER COURTS, MUST HAVE A WATER AND SEWER CONNECTION FOR EACH TRAILER UNIT				LAND	USE	NOT	ALLOWED							
TRAILER MANUFACTURE				LAND	USE	NOT	ALLOWED							
TRAILER SALES				LAND	USE	NOT	ALLOWED							
TRANSIT VEHICLE STORAGE AND SERVICING				LAND	USE	NOT	ALLOWED							
TRUCK LAUNDRY				LAND	USE	NOT	ALLOWED							
TRUCK REPAIR AND MAINTENANCE								●						
UNIVERSITY OR COLLEGE											●			
VARIETY STORE								●						
VENETIAN BLIND AND METAL AWNING FABRICATION, REPAIR AND CLEANING				LAND	USE	NOT	ALLOWED							
VETERINARIAN (ANIMALS ON PREMISES)									●					

	LDA	LDB	LDC	MFA	MFB	MFC	C1	C2	C3	O	IS	IR	IF	P
VINEGAR MANUFACTURE				LAND	USE	NOT	ALLOWED							
VULCANIZING SHOP-RECAPPING				LAND	USE	NOT	ALLOWED							
WAREHOUSING (COMPLETELY ENCLOSED)									●					
WATCH REPAIR							●							
WATER DISTILLATION				LAND	USE	NOT	ALLOWED							
WATER STORAGE (OVERHEAD)				LAND	USE	NOT	ALLOWED							
WATER OR SEWAGE PUMPING STATION (NON-GOVERNMENTAL)				LAND	USE	NOT	ALLOWED							
WELDING SHOP				LAND	USE	NOT	ALLOWED							
WELL DRILLING CONTRACTORS				LAND	USE	NOT	ALLOWED							
WAREHOUSING									●					
WIRE PRODUCTS MANUFACTURING				LAND	USE	NOT	ALLOWED							
WOOD PROCESSING BE CREOSOTING OR OTHER PRESERVING TREATMENT MANUFACTURE				LAND	USE	NOT	ALLOWED							
WOOL PULLING AND SCOURING				LAND	USE	NOT	ALLOWED							

ATTACHMENT A

PROJECT PLANNING COMMITTEE

PURPOSE - The Project Planning Committee ("PPC") shall review and approve all plans of development within the 4,300 acre Stone Oak project.

COMPOSITION - The Project Planning Committee shall be comprised of a minimum of five members including the Chairman of the committee.

MEMBER APPOINTMENT - An authorized agent for Stone Oak Joint Venture shall appoint one member to the PPC and the directors of Stone Oak, Inc. shall appoint the balance of the PPC members, each to serve one year terms of office that coincide with the calendar year of January 1 through December 31. At such time as Stone Oak, Inc. shall acquire the balance of the property in the Stone Oak project that is owned by Stone Oak Joint Venture, and all purchase money debts associated therewith have been paid in full and no other obligations are thereafter owed by Stone Oak, Inc. to Stone Oak Joint Venture, then the PPC member appointed by Stone Oak Joint Venture shall resign, and thereafter the PPC member otherwise appointed by Stone Oak Joint Venture shall be appointed by the directors of Stone Oak, Inc.

REMOVAL OF MEMBER - The directors of Stone Oak, Inc. reserve the right to remove any members of the PPC who are appointed by Stone Oak, Inc. and the authorized agent for Stone Oak Joint Venture reserves the right to remove any member of the PPC appointed by Stone Oak Joint Venture, such rights to be exercisable in either event if:

(1) Said member becomes ill or incapacitated to the point of affecting judgment;

(2) Said member is deemed to be placing the project in a compromising position;

(3) Said member is deemed to have a conflict of interest with the goals and interests of the Stone Oak project;

(4) Said member has not been in attendance at four out of seven of the last scheduled meetings of the PPC.

VETO RIGHTS OF A PPC MEMBER - The PPC member who is appointed by Stone Oak Joint Venture shall have the right to veto any modification of the Stone Oak Master Plan, General Development Controls and General Development Restrictions that may, directly or indirectly, affect the balance of any property in the Stone Oak project that is either owned by the Stone Oak Joint Venture or is subject to a purchase money debt held by Stone Oak Joint Venture or its assignees. At such time as all property in the Stone Oak project that is owned by Stone Oak Joint Venture has been acquired by Stone Oak, Inc., and all purchase money debt related to such acquisition or acquisitions have been paid in full, then the veto power of the PPC member appointed by Stone Oak Joint Venture shall be terminated.

LIABILITY OF MEMBERS - No member of the PPC shall be personally or corporately liable for damage (consequential, special, speculative, punitive, or otherwise) for injuries suffered by any person or party who has or claims an interest in the Stone Oak project, which interest may or may not be advantageously or adversely affected by any actions of the PPC or the individual member thereof when acting in their several capacities as members of the PPC.

MEETINGS - The PPC shall meet once a week on a day to be selected by the Committee to conduct its required business; however, issues may not be discussed or resolved that may, directly or by implication, cause or approve any amendment or modification to the Stone Oak Master Plan, general development controls and general development restrictions or any other issue of substantial economic advantage or disadvantage to any party affected by the outcome thereby unless such issue has been included on a meeting agenda for such occasion that was published no more than thirty days, nor less than ten days, prior to such meeting. This condition may be waived by the written

unanimous consent of all members of the PPC, but attendance at any meeting in which an issue is raised that would otherwise require publication on the meeting agenda shall not constitute a waiver of the PPC member's right to notice of same.

TECHNICAL ASSISTANCE - Stone Oak Inc. shall cause to be provided to the PPC at its expense reasonable technical advisory services from recognized professional engineers and planners selected by Stone Oak, Inc. for a period of five years beginning on January 1, 1983, and continuing until January 1, 1988.

QUORUM - A quorum shall exist if 3 members are present.

PROXY VOTES - Any member may assign in writing a proxy vote to another member prior to a PPC meeting for either an entire agenda or individual agenda items.

MINUTES - The Chairman shall cause to have prepared official minutes which will be approved at each subsequent meeting and permanently maintained as the record of action by the PPC.

CONDUCT OF BUSINESS - The PPC shall have three major functions:

1. Monitoring and approval of specific activities specified in the Stone Oak Master Plan, Stone Oak General Development Controls and Stone Oak General Deed Restrictions; and
2. Processing and approval or denial of requests for modifications or amendment to the Stone Oak Master Plan, Stone Oak General Development Controls and Stone Oak General Deed Restrictions.
3. Design and establishment of a property owners association which shall assess a monthly and/or annual fee to be collected for the purpose of providing maintenance and repair of all general benefit landscaping, lighting, irrigation and signing systems occurring within the medians and rights-of-way of all primary and secondary arterial

streets and to provide for refuse collection and disposition. Such association shall be directed by the Project Planning Committee for a period concurrent with the Project Planning Committee's specified tenure at which time a conversion to the control of a duly elected property owners board shall be affected.

Within its monitoring and approval process, the PPC shall notify Stone Oak Inc. of any violations of the Stone Oak Master Plan, General Development Controls and Deed Restrictions. At the same time, the PPC shall notify in writing the offending party or parties and request compliance with the specified restrictions and control. If the nonconforming party fails to promptly comply after receipt of notice, PPC may (i) remedy such noncompliance and charge the nonconforming party for the expenses of such action or (ii) take such legal action, including suits for injunctions and damages against the nonconforming party, as PPC deems necessary.

PROCEDURE - Within its powers to process and approve amendments or modifications to the Stone Oak Master Plan, General Development Controls and General Development Restrictions, the PPC shall follow the following procedure:

1. A request in writing for modification and amendment will be provided to the PPC by the applicant. Applicant may be defined as Stone Oak Inc., a member of the PPC or a purchaser (the "Original Purchaser") of any tract of land of 50 acres or more directly from Stone Oak, Inc.
2. The PPC shall set a hearing for said request at the first regularly scheduled PPC meeting following 14 days from the date of the written request for hearing by the applicant. The PPC shall notify in writing at least seven days prior to the scheduled hearing all Original Purchasers of the scheduled hearing and subject request.
3. The PPC may take action affirming or denying the request at the announced hearing. If PPC does not take action within

30 days after notice, then request will be considered to be approved.

4. All denials and/or approvals of changes to the Stone Oak Master Plan, General Development Controls and General Deed Restrictions will not become final until Stone Oak, Inc., has received approval by legal counsel. Pending such action, all participating parties will be advised of the allowed changes or denial thereof.
5. Stone Oak, Inc. will maintain a current file of all Original Purchasers to be utilized by the PPC in the hearing process. Any subsequent purchasers acquiring land from an Original Purchaser must process requests for changes or modifications to the Stone Oak Master Plan, General Development Controls and General Deed Restrictions through the Original Purchaser.
6. The applicant, along with each request, shall provide a sufficient number of copies of the request including text and maps for each member of the PPC and all Original Purchasers and shall provide a check sufficient to cover the cost of first class postage, as well as any additional reproduction cost as may be incurred.

TERMINATION OF PPC - The PPC shall remain in effect until the later of December 31, 1993 or the first December 31 when plats covering at least 90% of the 4,300 acre Stone Oak Project have been recorded in the Real Property Records of Bexar County.

ATTACHMENT B

ARCHITECTURAL REVIEW COMMITTEE

PURPOSE - The Architectural Review Committee ("ARC") shall review all applications for interpretations of or exceptions to the architectural controls contained in the Stone Oak Master Plan, General Development Controls and General Deed Restrictions within the 4,300 acre Stone Oak project.

COMPOSITION - The ARC shall be comprised of five members including the Chairman of the committee.

MEMBER APPOINTMENT - Stone Oak Inc. shall appoint the members of the ARC to serve one year terms of office to coincide with the calendar year of January 1 through December 31.

REMOVAL OF MEMBERS - Stone Oak Inc. shall have the unrestricted right to remove any members from the ARC at any time with or without cause.

TECHNICAL ASSISTANCE - Stone Oak Inc. shall cause to be provided to the ARC at its expense reasonable technical advisory services from recognized professional architects, engineers and planners selected by Stone Oak, Inc. for a period of five years beginning on January 1, 1983, and continuing until January 1, 1988.

MEETINGS - The ARC shall meet at such times as may be selected by the Chairman to conduct its required business. Each member will receive at least three days' written notice of the meetings. Additional meetings may be called upon the request of any two members of the committee.

QUORUM - A quorum shall exist if 3 members are present.

PROXY VOTES - Any member may assign in writing a proxy vote to another member prior to an ARC meeting for either an entire agenda or individual agenda items.

MINUTES - The Chairman shall cause to have prepared official minutes which will be approved at each subsequent meeting and permanently maintained as the record of action by the ARC.

CONDUCT OF BUSINESS - The ARC shall review all site plans and architectural design plans which do not conform to the architectural requirements of the Stone Oak Master Plan, General Development Controls and General Deed Restrictions. The process for such review shall be as follows:

1. All parties wishing to erect any structure, including but not limited to primary and/or secondary buildings, landscape structures, fences, gazebos, and signs shall submit such plans to the ARC for review and approval prior to construction.
2. Said applicant shall submit two copies of the plans which shall include a fully dimensional site plan (scale selected by applicant) and general construction plans at a scale of $1/4" = 1'0"$. Building plans shall include, at minimum, a floor plan with the square footage of heated area noted, a roof plan and elevations of each side of the structure. All other plans must be submitted in sufficient detail for the ARC to deem appropriate to provide the necessary approvals.
3. The ARC shall act on the approval or denial of the plans at the first regularly scheduled ARC meeting following 14 days from submission of the plans and request for approval.
4. Upon receipt of the request for architectural design approval, the applicant will receive a dated certificate of receipt. Failure of the ARC to approve or deny the plans at the first regularly scheduled meeting following 14 days from submission date shall constitute approval of the architectural designs.

5. The ARC will not approve or act on any request relative to land use, development standards or master plan components. Such request may only be processed through the Project Planning Committee.

TERMINATION OF ARC - The ARC shall terminate on the same date as the Project Planning Committee.